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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



Aylesbury

OFFERS IN EXCESS OF £360,000

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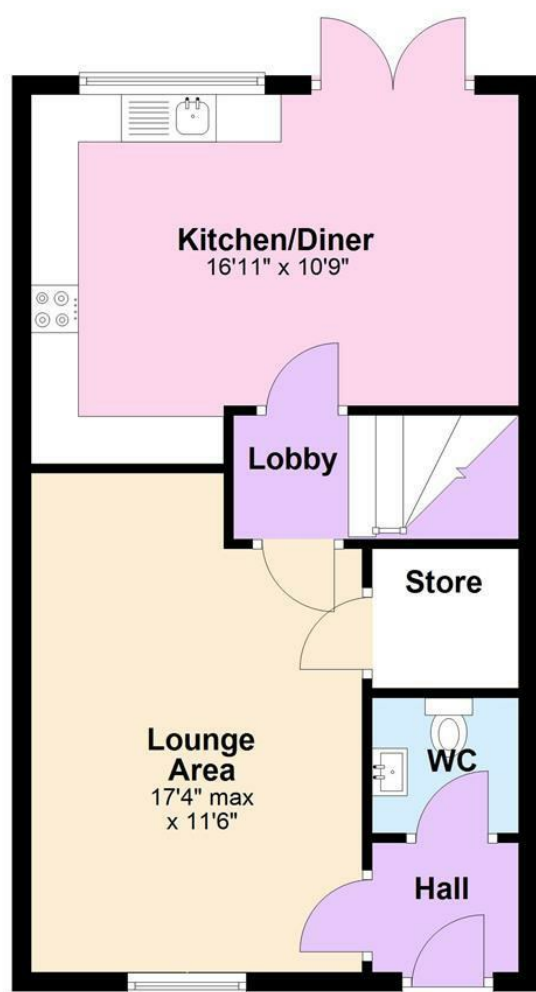
Located in a peaceful position within the heart of the popular Kingsbrook development on the edge of Weston Turville, Aylesbury and Birtton. A well presented three bedroom property boasting an 'eat-in' kitchen/dining room and principal bedroom with ensuite bathroom. Sold with a complete upper chain.



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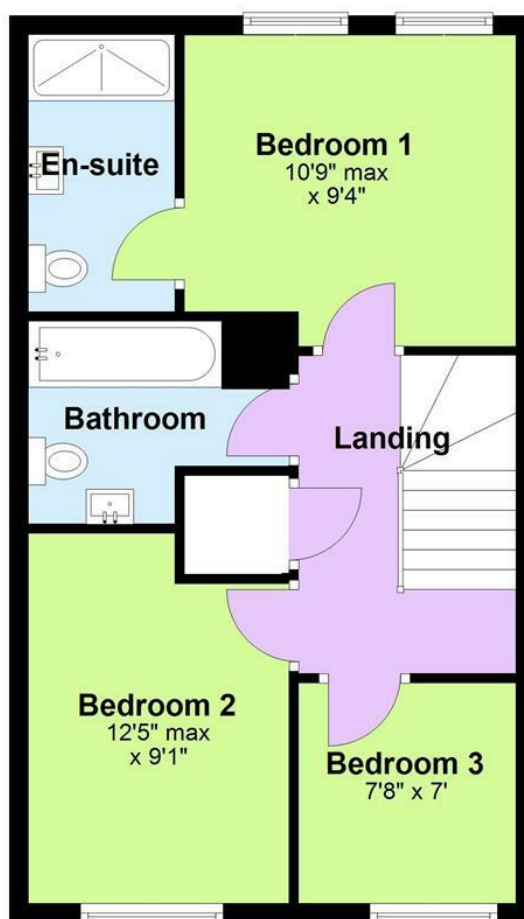
## Ground Floor

Approx. 514.0 sq. feet



## First Floor

Approx. 512.0 sq. feet



Total area: approx. 1026.1 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	97	B	A

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales  
EU Directive 2002/91/EC





Located on the popular Kingsbrook development on the edge of Aylesbury town.



**The Property**  
A well presented home which has an entrance hall welcoming you into the property with stairs rising to the first floor and a useful ground floor cloakroom with fitted two piece suite. The front room has a large walk in under-stairs storage cupboard and a window to the front while the open plan 'eat-in' kitchen/dining room spans the entire width of the property and has French doors and a window to the rear whilst being fitted with a comprehensive range of base and eye level units. The landing at first floor level has doors opening to all three bedrooms and to the family bathroom. The principal bedroom also boasts an ensuite shower room. There is private driveway parking to the side of the property and a landscaped, south facing rear garden with gated access leading to the front of the property.

**The Location**  
Aylesbury is a market town in Buckinghamshire. The town centre is a short bus journey away, where you'll find with a variety of shops, cafes and the Waterside Theatre. For a change of scenery, Whipsnade Zoo, Wendover Woods & Ashridge are all close by. Your home will be close to the A41 which connects you to the M25. Aylesbury Train Station is nearby where you can reach London in just under an hour

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**On Your Doorstep!**

Enjoy being part of a thriving new community at Kingsbrook, you'll be well connected with easy access to the Kingsbrook Bus which travels to the town centre & train station. At the heart of Kingsbrook is the Canal Basin & is home to shops & community facilities. The first phase of Railway Park is now open, which provides cycle and pathways. Explore parkland, ponds, play areas across Kingsbrook - all on your doorstep!

**Agents Information For Buyers**  
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
  2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
  3. Passport photo ID for ALL connected purchasers and a utility bill.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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