

Connells

Chaffinch
Aylesbury

Chaffinch
Aylesbury HP19 0GQ

for sale offers in excess of
£500,000







Property Description

* NO ONWARDS CHAIN * Situated within a quiet cul-de-sac in the highly sought-after Watermead development, this spacious four-bedroom detached family home offers versatile living accommodation, making it an excellent choice for growing families.

The ground floor comprises a welcoming entrance hall, convenient cloakroom, generous dual-aspect living room with bay window, separate dining room, and a well-appointed kitchen overlooking the rear garden. A substantial additional reception room provides flexible space ideal as a home office, playroom, family room or gym.

To the first floor are four well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room. Three further bedrooms are served by a family bathroom, providing comfortable accommodation for the whole family.

Externally, the property enjoys a generous rear garden offering plenty of space for outdoor entertaining and family enjoyment. To the front, a sizeable block-paved driveway provides ample off-road parking for multiple vehicles and leads to the garage.

Watermead is one of Aylesbury's most desirable residential areas, renowned for its picturesque lakes, waterside walks and strong community atmosphere. Residents benefit from a range of local amenities including shops, a pub, dentist and veterinary practice, while Aylesbury town centre, mainline railway station with links to London Marylebone, and well-regarded schools are all within easy reach.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Cloakroom

Living Room

Dining Room

Kitchen

Office / Family Room

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Outside

Front Garden

Rear Garden











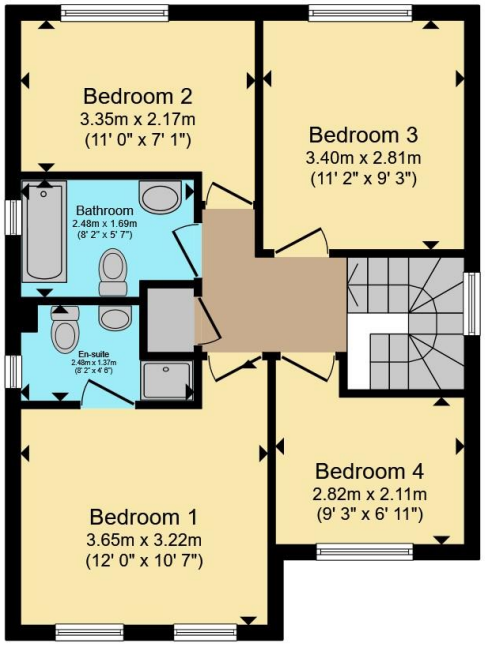

MARIOKART
LIVERPOOL
2025
CHAMPIONS







Ground Floor



First Floor

Total floor area 118.8 m² (1,279 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D

Council Tax Band: F

Tenure: Freehold

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The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.