





PARTRIDGE WAY, WATERMEAD, AYLESBURY

PRICE £535,000

FREEHOLD

A superb 4 bedroom detached home on a GENEROUS CORNER PLOT, on the highly sought after lakeside development of Watermead, a few minutes walk from the lake. Offered for sale with NO UPPER CHAIN. This RECENTLY REFURBISHED property includes a spacious living room with feature fireplace & patio doors to garden, a modern kitchen, newly refitted downstairs cloakroom, newly refitted family bathroom, master bedroom with ensuite & 3 further bedrooms. BRAND NEW CARPETS. Outside the property benefits from an enclosed rear garden, garage and extended driveway area. An excellent family home on a very desirable development with SCOPE FOR EXTENSION!!!

GEORGE DAVID

PARTRIDGE WAY

• REFURBISHED FOUR BED DETACHED • CORNER PLOT, SCOPE FOR EXTENSION • NO UPPER CHAIN. NEAR ST LOUIS PRIMARY SCHOOL • GARAGE AND DRIVEWAY • EN-SUITE TO MASTER BEDROOM • BRAND NEW CARPETS THROUGHOUT • SOUTH EASTERLY FACING GARDEN • SCOPE TO EXTEND STPP • ATTRACTIVE OUTLOOK • MINUTES WALK TO LAKE





LOCATION

Watermead – situated on the northern outskirts of the town, continues to be as popular today as it was when the very first homes were released in the late 1980's. With two magnificent lakes, a quaint village centre and open countryside on the doorstep a more picturesque setting would be hard to imagine. The location offers convenient access by road towards the M25 and M40 as well as being a short drive to Aylesbury Parkway Train Station offering mainline services to London Marylebone.

ACCOMMODATION

The property is exceptionally light and airy, with natural light flooding the internal rooms and creating a bright and welcoming atmosphere throughout. The accommodation has recently been redecorated and benefits from brand new carpets throughout, alongside a modern kitchen (refitted 2018), contemporary family bathroom and ensuite. The property has a modern Ideal Combi gas boiler (recently serviced in August 2026) & UPVC double glazing. New loft insulation.

To the rear, the property enjoys a particularly attractive outlook over mature trees and greenery, creating an open, spacious and private feel. The south-easterly facing rear garden enjoys plenty of sunshine and benefits from convenient access from both sides of the property, with side gates providing excellent practicality for families, gardening and outdoor storage.

The generous corner plot also provides scope to extend the property or potentially convert the semi integral garage, subject to obtaining the relevant planning permission and building regulations, offering buyers the opportunity to adapt and enlarge the home to suit their individual requirements in the future.

The modern kitchen provides a practical and stylish space, while the spacious under-stairs cupboard offers further potential and could be converted to create a useful utility area, subject to any necessary permissions.

Externally, the property benefits from a private driveway providing parking for two cars, together with an integral garage benefiting from both power and lighting.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

PARTRIDGE WAY















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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

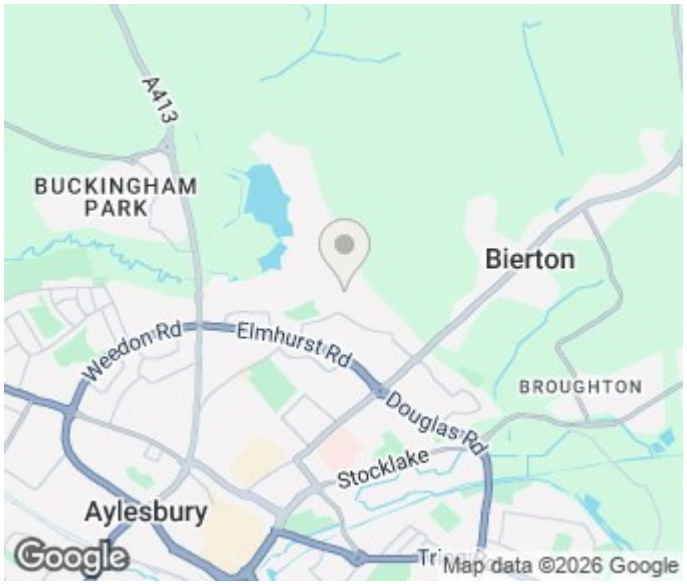
Floor Area – 1047.00 sq ft

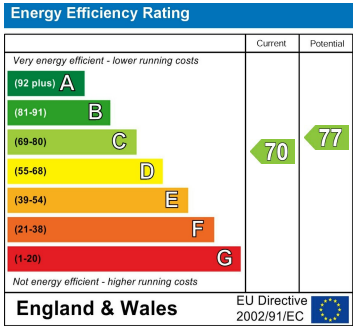
Tenure – Freehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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