



LARK VALE, WATERMEAD, AYLESBURY

OFFERS IN EXCESS OF £450,000
FREEHOLD

Situated on the sought after Watermead development, this well presented three bedroom detached property makes an ideal family home. Perfectly positioned close to local parks and schools, it offers a practical and versatile layout throughout. The ground floor comprises an entrance hall, downstairs WC, living room, dining room, kitchen and a sunroom. Upstairs are three bedrooms, including two with en-suite facilities, along with a family bathroom. Outside, the property benefits from a garden, garage and driveway.



LARK VALE

• SOUGHT AFTER WATERMEAD
DEVELOPMENT • THREE BEDROOM DETACHED
HOUSE • GARAGE AND DRIVEWAY • STYLISH FITTED
KITCHEN • TWO BEDROOMS WITH EN-SUITE
FACILITIES • IDEAL FAMILY HOME • CLOSE TO
SCHOOLS AND PARKS • MULTIPLE RECEPTION
ROOMS • DOWNSTAIRS WC • WALKING DISTANCE
TO LAKE AND PIAZZA



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 accommodation begins with an entrance hall, providing access to a convenient downstairs WC and a further door leading into the living room. The living room offers a welcoming space in which to relax and entertain, with stairs rising to the first floor and a useful understairs storage cupboard. From here, the accommodation flows through to the dining room, creating an excellent space for family meals.

Double doors open from the dining room into the sunroom, a bright additional reception space with further doors opening directly onto the rear garden.

The stylish kitchen is fitted with a range of units and incorporates an inset electric hob with oven, splashback and extractor fan over. There is also space for a fridge/freezer, washing machine and

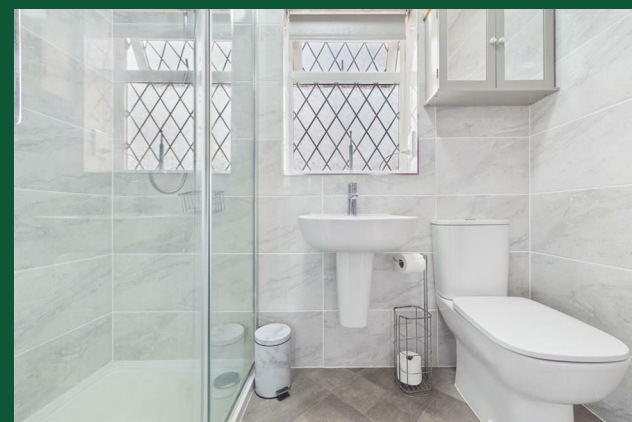
dishwasher.

To the first floor, the landing provides access to the loft and airing cupboard. There are three bedrooms, with two benefiting from their own en-suite shower rooms, offering excellent convenience and flexibility for family living. The remaining accommodation is completed by a family bathroom.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with a patio area. A courtesy door gives access to the garage, which benefits from light and power. To the front, a driveway provides off-road parking.

A fantastic opportunity to acquire a detached family home in this desirable Watermead location, ideally positioned for access to local amenities, parks and schools.

LARK VALE





LARK VALE

ADDITIONAL INFORMATION

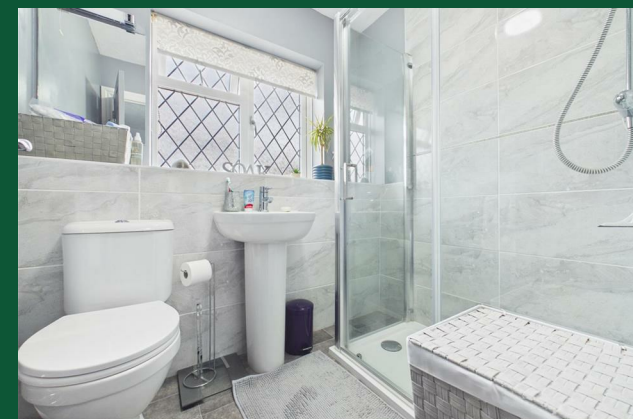
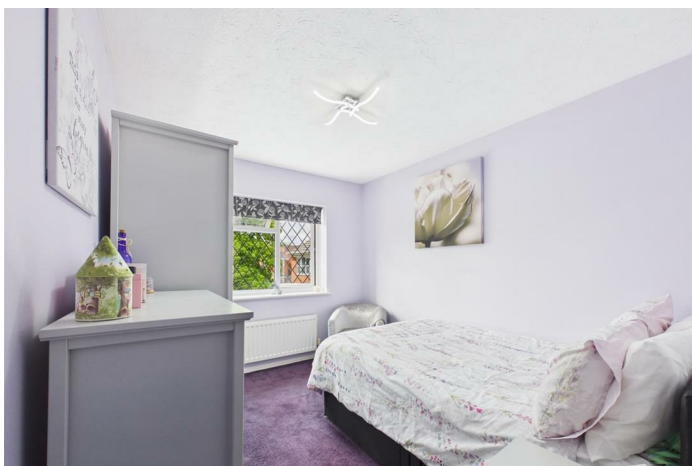
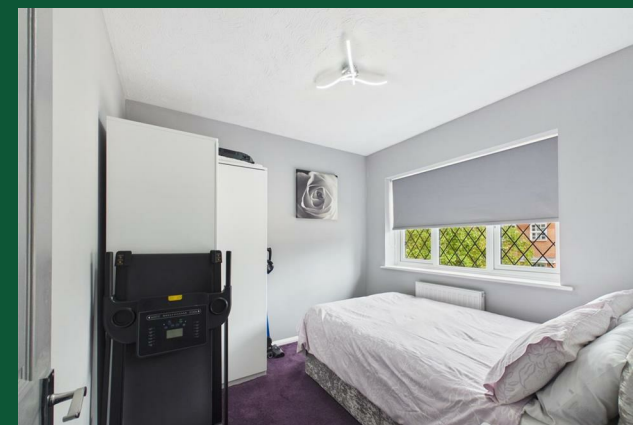
Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

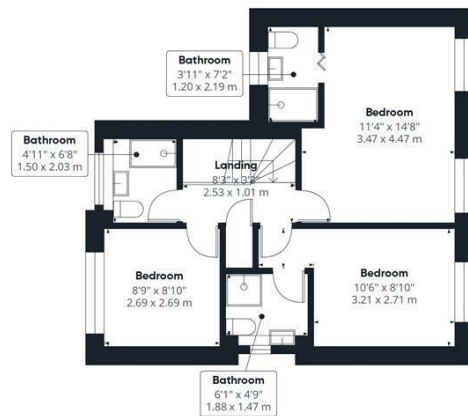
Floor Area – 1130.00 sq ft

Tenure – Freehold





Ground Floor



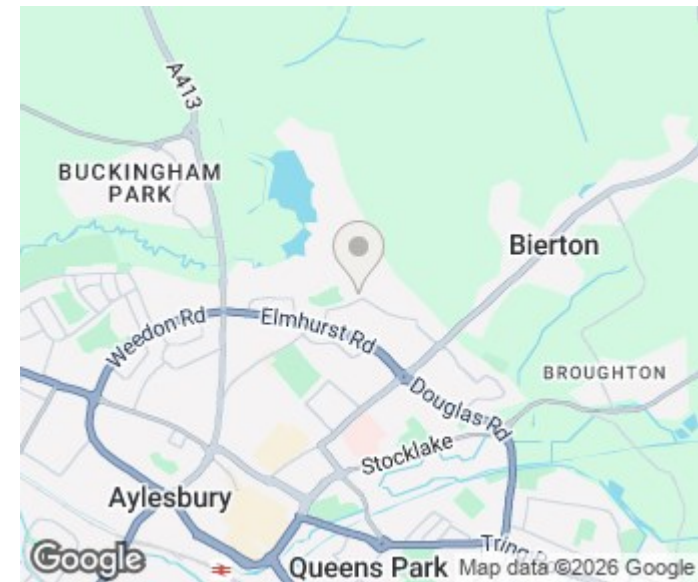
Floor 1

Approximate total area⁽¹⁾
1130 ft²
105 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

