



THE OSPREY, WATERMEAD, AYLESBURY

PRICE £475,000

FREEHOLD

Situated within the sought after Watermead development, this three bedroom detached house offers an excellent opportunity for families and professionals alike. Ideally located within walking distance of the lake and its picturesque walks, the property combines peaceful surroundings with convenient access to local amenities. The accommodation comprises a living room, kitchen, a bright conservatory, convenient cloakroom, three bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, a garage and driveway. A wonderful home in a prime location — early viewing is highly recommended.

**GEORGE
DAVID**

THE OSPREY

- SOUGHT AFTER WATERMEAD DEVELOPMENT
- THREE BEDROOM DETACHED HOUSE
- GARAGE AND DRIVEWAY PARKING
- WALKING DISTANCE TO THE LAKE
- CONSERVATORY
- GATED FRONT GARDEN
- DUAL ASPECT LIVING ROOM
- ENCLOSED REAR GARDEN



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 approached via a gated front garden and driveway, leading to the garage and main entrance. The front door opens into a welcoming entrance hall, complete with stairs rising to the first floor, a useful storage cupboard and a convenient cloakroom.

The dual aspect living room is an inviting space, featuring a charming fireplace as a focal point and double doors opening directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

The kitchen is well-equipped with an inset gas hob, inset microwave and oven, and offers space for a fridge and washing machine. There is ample room for a dining set. The kitchen flows through to a

conservatory, providing additional reception space with room for a range of furniture and doors opening out to the garden.

On the first floor, there is loft access and three bedrooms, with built-in wardrobes to bedrooms one and two, offering excellent storage. The family bathroom serves all bedrooms.

Externally, the enclosed rear garden features a patio area ideal for outdoor dining, with the remainder laid to lawn. A courtesy door provides direct access to the garage. To the front, the property benefits from a gated garden, driveway parking and a garage.

A fantastic opportunity to acquire a detached home in this desirable and well-established location — early viewing is highly recommended.

THE OSPREY





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

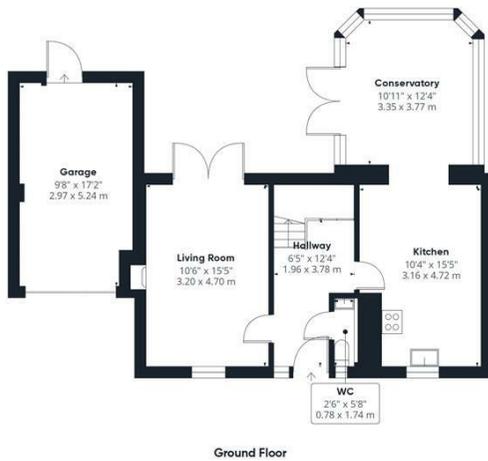
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1129.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1



Approximate total area⁽¹⁾
1129 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			
(55-68) D		59	65
(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

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