





CURLEW, WATERMEAD, AYLESBURY

PRICE £425,000

FREEHOLD

Situated in the highly sought after Watermead development, this three bedroom detached home offers spacious accommodation throughout. The ground floor features a welcoming living room, separate dining room, conservatory, kitchen and a convenient downstairs WC. Upstairs, there are three bedrooms, en suite and a family bathroom. Externally, the property benefits from a private rear garden, garage, and driveway parking, making it an ideal family home in a desirable location.

GEORGE DAVID

CURLEW

• SOUGHT-AFTER WATERMEAD DEVELOPMENT • THREE BEDROOM DETACHED HOUSE • LANDSCAPED REAR GARDEN • EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC • GARAGE & DRIVEWAY • MODERN KITCHEN • CLOSE TO LAKE & PIAZZA • MULTIPLE RECEPTION ROOMS





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 a welcoming entrance hall featuring stairs rising to the first floor, a useful understairs storage cupboard, additional storage cupboard and a convenient downstairs WC. The generous living room provides a comfortable space to relax, centred around an attractive feature fireplace, while the separate dining room is ideal for entertaining and family meals. Leading from the dining room is a bright conservatory with doors opening onto the rear garden, creating an excellent extension to the living space.

The modern kitchen is fitted with a range of contemporary units and work surfaces, incorporating an inset gas hob with oven below and cooker hood above. There is an integrated fridge and dishwasher, space for a washing machine, a useful storage cupboard, and a door providing access to the side of the property.

The first-floor landing benefits from loft access and an airing cupboard. There are three well-proportioned bedrooms, bedroom two has a built in wardrobe, with the principal bedroom also featuring built-in wardrobes and the added luxury of an en suite shower room. The remaining bedrooms are served by a fully tiled family bathroom, fitted with a panelled bath with shower attachment, wash hand basin, WC and a heated towel rail.

Outside, the landscaped rear garden has been thoughtfully designed to provide an attractive and low-maintenance outdoor space. It features a patio seating area, lawn, gravelled section, built-in planter and an established tree, creating an ideal setting for both relaxing and entertaining. A courtesy door leads into the garage, while a side gate provides convenient external access.

The garage benefits from light and power, with a driveway to the front providing off-road parking.

Located within the ever-popular Watermead development, the property enjoys easy access to picturesque lakes, scenic walks, local amenities, well-regarded schools and excellent transport links, making it an ideal choice for families and

professionals alike.

CURLEW















CURLEW

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

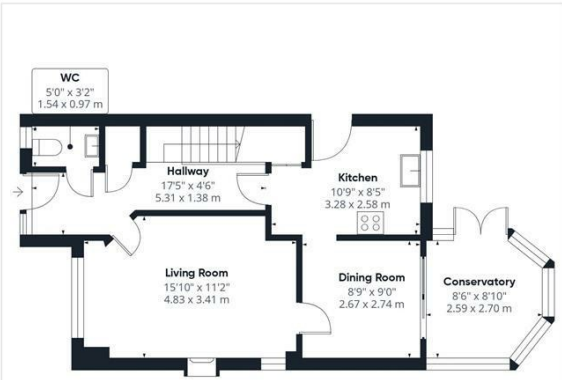
Viewings – By Appointment Only

Floor Area – 1062.00 sq ft

Tenure – Freehold







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

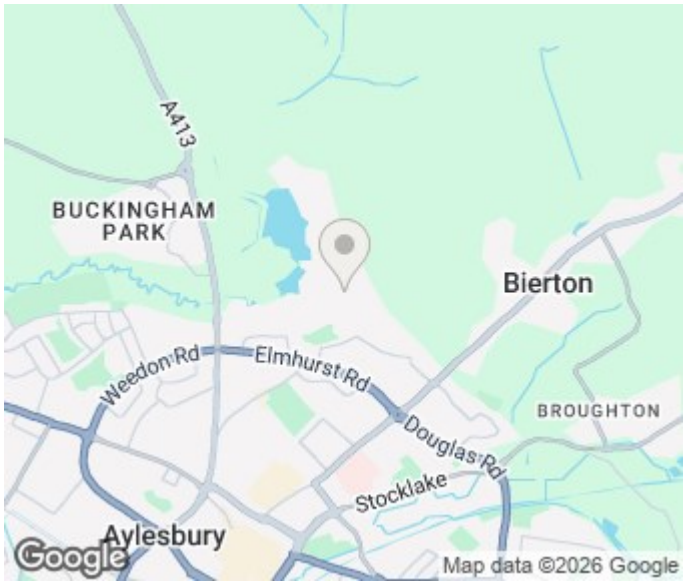
1062 ft²

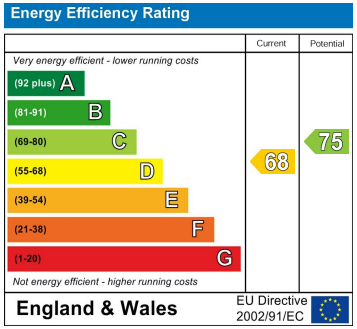
98.5 m²

(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.

GIRAFFE360





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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