





WATERLILY, WATERMEAD, AYLESBURY

PRICE £425,000

FREEHOLD

Situated within the sought after Watermead development, this attractive three bedroom link-detached home occupies a pleasant cul-de-sac position. The property offers well proportioned accommodation comprising a welcoming living room, spacious kitchen/diner and conservatory, three bedrooms and a family bathroom. Externally, the property benefits from a garden, garage and driveway. An ideal family home, conveniently located within this popular residential development.

GEORGE DAVID

WATERLILY

• SOUGHT AFTER WATERMEAD DEVELOPMENT • THREE BEDROOM LINK-DETACHED PROPERTY • CUL-DE-SAC POSITION • KITCHEN/DINER WITH CENTRAL ISLAND • BUILT-IN WARDROBES TO BEDROOMS ONE & THREE • GARAGE & DRIVEWAY • CONSERVATORY • FRONT & REAR GARDENS





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, which is paved for ease of maintenance and complemented by a variety of plants and shrubs, creating an attractive first impression.

Upon entering the property, the entrance hall provides access to the ground floor accommodation, with stairs rising to the first floor and doors leading into the principal rooms. The dual-aspect living room is a bright and welcoming space, benefiting from windows to two elevations which allow plenty of natural light to flow through.

The kitchen/diner offers a range of fitted units and work surfaces, incorporating a central island providing additional preparation space. Integrated appliances include an electric hob with extractor over, oven and grill, washing machine and dishwasher, together with space for a fridge freezer. Double doors open into the conservatory, creating a lovely connection between the kitchen and additional living space, which overlooks the rear garden.

To the first floor, the landing provides access to all three bedrooms and the family bathroom, together with loft access. The main bedroom and bedroom three both benefit from built-in wardrobes, while bedroom two provides further versatile accommodation. The fully tiled family bathroom comprises a bathtub with rainfall shower over, wash hand basin and WC unit with useful built-in storage.

Externally, the property enjoys an enclosed rear garden offering a combination of patio, lawn and decked areas, providing an ideal space for outdoor dining, entertaining and relaxation. A door from the garden leads into the garage, which benefits from an up-and-over door, lighting and power. A driveway positioned in front of the garage provides valuable off-road parking.

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.

WATERLILY















WATERLILY

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

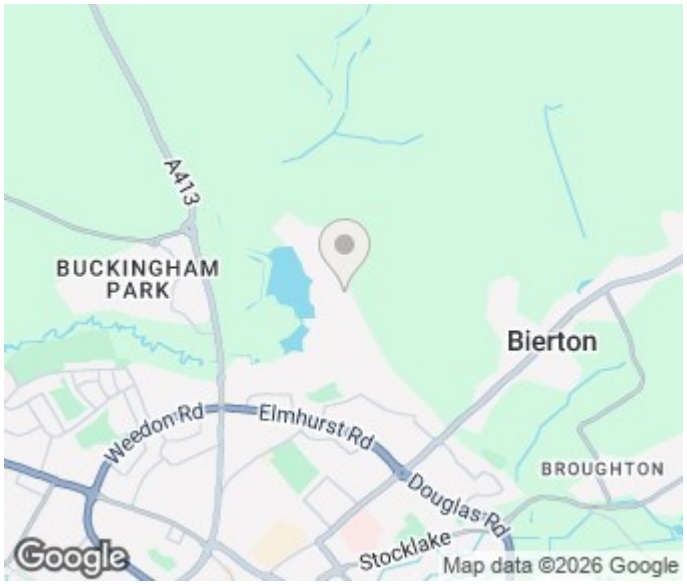
Floor Area – 1049.00 sq ft

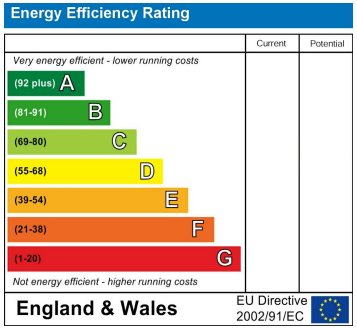
Tenure – Freehold











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

George David & Co
46 High Street
Aylesbury
HP20 1SE

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