



## THE FALCON, WATERMEAD, AYLESBURY

PRICE £549,950  
FREEHOLD

A well presented and spacious four bedroom detached house located in the sought-after Watermead development. The property features a downstairs WC, living room and a modern kitchen/diner. Upstairs offers four bedrooms including a master with en suite, plus a contemporary family bathroom. Outside boasts attractive front and rear gardens, along with a garage and rear parking. Perfect for families seeking comfort and convenience in a desirable location.



## THE FALCON

- WATERMEAD DEVELOPMENT • FOUR BEDROOM DETACHED HOUSE • GARAGE AND PARKING TO THE REAR • MAIN BEDROOM WITH EN SUITE • WELL PRESENTED AND SPACIOUS THROUGHOUT • FRONT AND REAR GARDENS • LIVING ROOM WITH FIREPLACE • EASY ACCESS TO TOWN



### 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 entered via an entrance hall featuring a cloakroom, stairs rising to the first floor and a useful under-stairs storage cupboard. To the front of the home, the bright living room enjoys a bay window and an attractive feature fireplace, creating a warm and inviting space. The spacious kitchen/diner sits to the rear and is fitted with an inset gas hob, oven and cooker hood, with ample space provided for a fridge, washing machine, tumble dryer and dishwasher. French doors open directly onto the rear garden, and an additional side door offers convenient access to the exterior.

Upstairs, the first-floor landing includes an airing cupboard and loft access, leading to four well proportioned bedrooms. The main bedroom benefits from its own en suite shower room, while a modern

family bathroom serves the remaining bedrooms.

Outside, the enclosed rear garden is arranged with a patio seating area and a lawn, along with a courtesy door giving direct access to the garage. The front garden features a lawned area with a pathway and fenced border, enhancing kerb appeal. To the rear, the property further benefits from a garage equipped with light and power, along with off-road parking positioned directly in front.

## THE FALCON







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**ADDITIONAL INFORMATION**

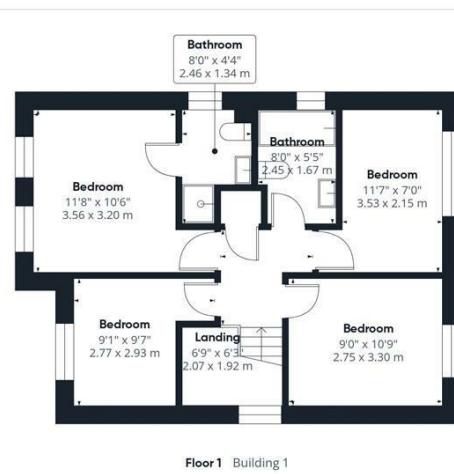
**Local Authority** – Buckinghamshire Council

**Council Tax** – Band F

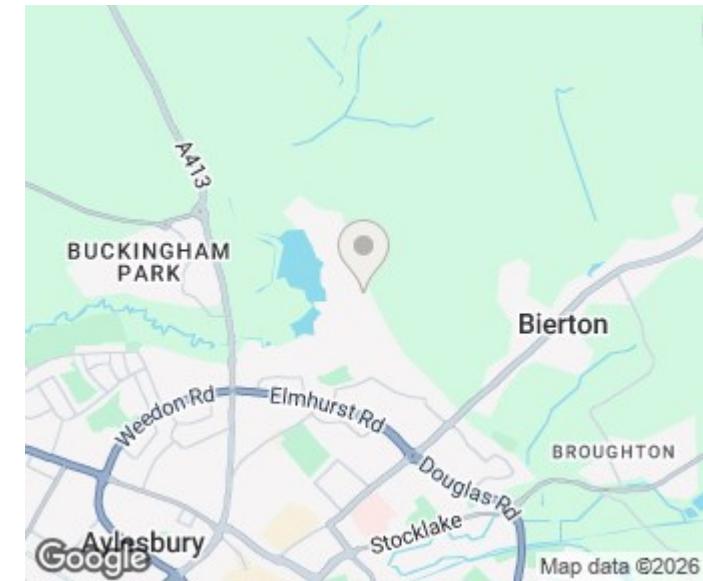
**Viewings** – By Appointment Only

**Floor Area** – 1379.00 sq ft

**Tenure** – Freehold



Approximate total area<sup>(1)</sup>  
1379 ft<sup>2</sup>  
128.2 m<sup>2</sup>



(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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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

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