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.

GEORGE DAVID

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.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

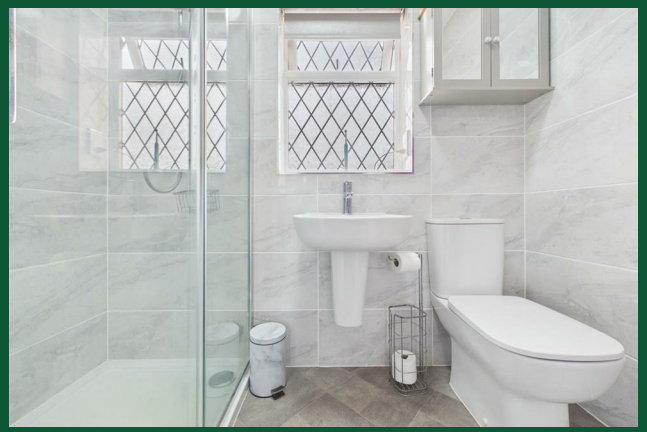
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

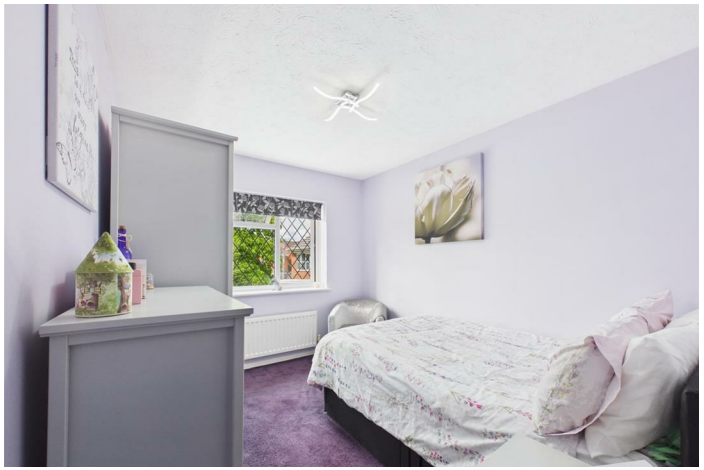
Please note that George David Estate Agents cannot

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.

LARK VALE





LARK VALE

ADDITIONAL INFORMATION

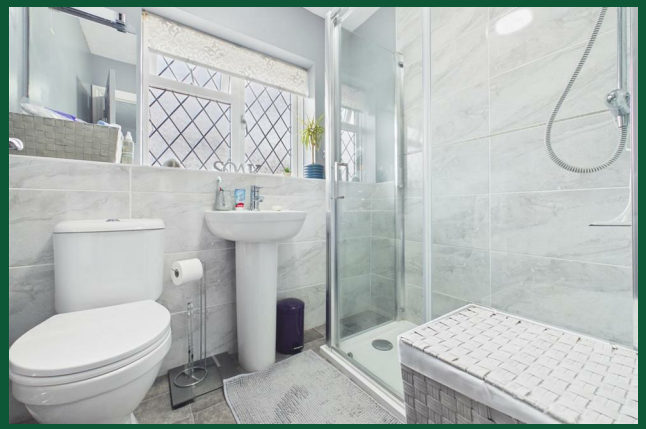
Local Authority – Buckinghamshire

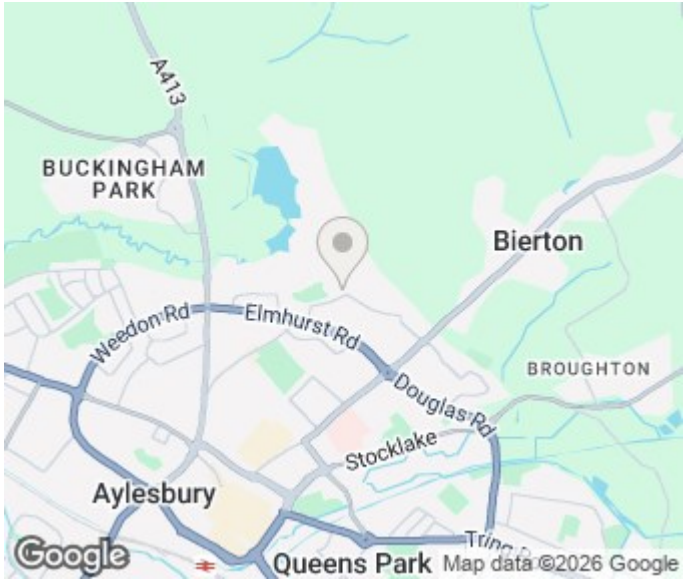
Council Tax – Band E

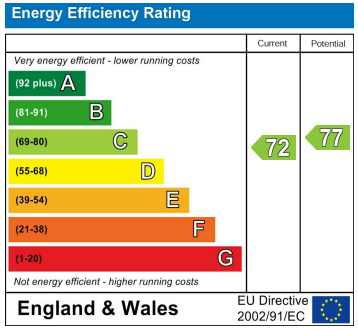
Viewings – By Appointment Only

Floor Area – 1130.00 sq ft

Tenure – Freehold







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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