



BULLFINCH GARDENS, WATERMEAD, AYLESBURY

£415,000
FREEHOLD

A spacious three bedroom link-detached house in the sought after Watermead development. Features multiple reception rooms, kitchen/diner, downstairs cloakroom, en suite to the master, family bathroom, private garden and a driveway. Perfect for family living in a desirable location.



BULLFINCH GARDENS

- DESIRABLE WATERMEAD DEVELOPMENT • LINK DETACHED PROPERTY • THREE BEDROOMS • DRIVEWAY PARKING • CUL DE SAC LOCATION • CONSERVATORY • EN SUITE AND DOWNSTAIRS CLOAKROOM • WELL PROPORTIONED ROOMS • WALKING DISTANCE TO LAKE AND PIAZZA • VIEWING RECOMMENDED



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

Upon entering, you're greeted by a hallway with a convenient cloakroom. The spacious living room is perfect for relaxing, leading through to the kitchen/diner. The kitchen is equipped with modern appliances and provides ample space for family dining, while the adjoining conservatory offers additional living space and access to the garden.

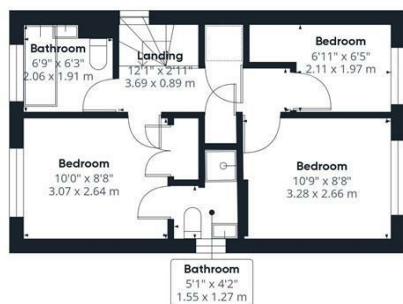
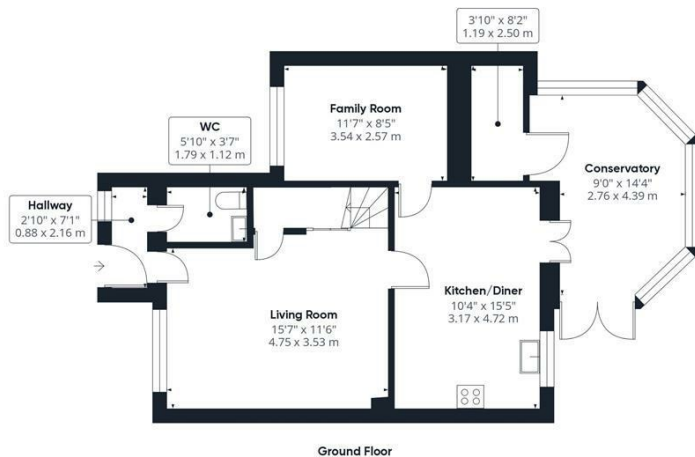
Upstairs, you'll find three well proportioned bedrooms, with the master bedroom benefiting from an en suite shower room. The two additional bedrooms are versatile and can be used as guest rooms, home offices, or children's rooms. A family bathroom completes the upper floor, offering a bath with shower over, wash basin and WC.

Externally, the property has a private, low maintenance garden, perfect for outdoor entertaining or relaxing. To the front, there's a driveway providing parking for one car, ensuring off road convenience.

This home is ideal for families seeking a comfortable property in a popular location with great local amenities and transport links. With its generous living space and private garden, it presents an excellent opportunity for those looking to settle in the desirable Watermead area.

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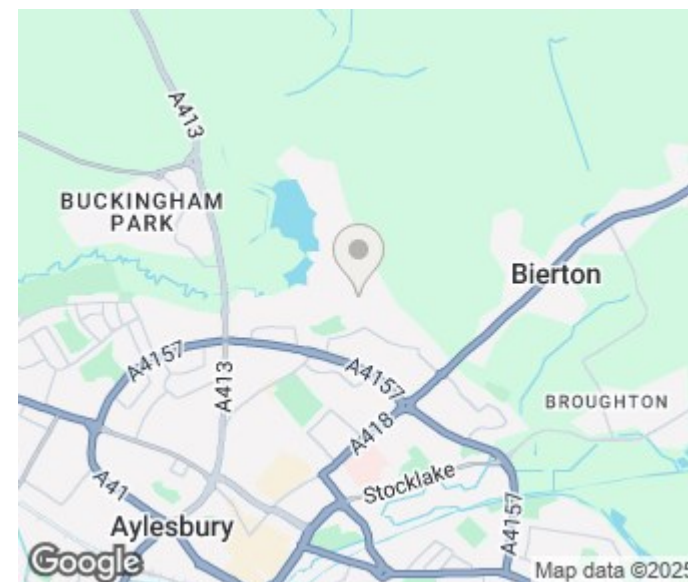
Approximate total area^m
1041.29 ft²
96.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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