



LARK VALE, WATERMEAD, AYLESBURY

PRICE £325,000

FREEHOLD

*** NO UPPER CHAIN *** This two bedroom semi detached house is located in the sought after Watermead area. It offers a private garden, garage, and a driveway for convenient off street parking. Perfectly suited for those looking for a cozy, low maintenance home in a popular, well connected location.



LARK VALE

- WATERMEAD • NO UPPER CHAIN • TWO BEDROOM
- SEMI DETACHED HOUSE • SOUTH FACING PRIVATE
- GARDEN • SINGLE GARAGE AND DRIVEWAY
- PARKING • KITCHEN WITH INTEGRATED
- APPLIANCES • MODERN BATHROOM • CLOSE TO
- GREEN SPACE • SPIRAL STAIRS LEADING TO FIRST
- FLOOR • FREEHOLD



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.

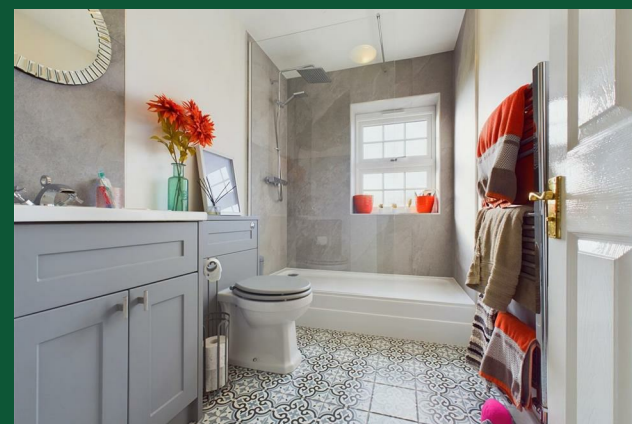
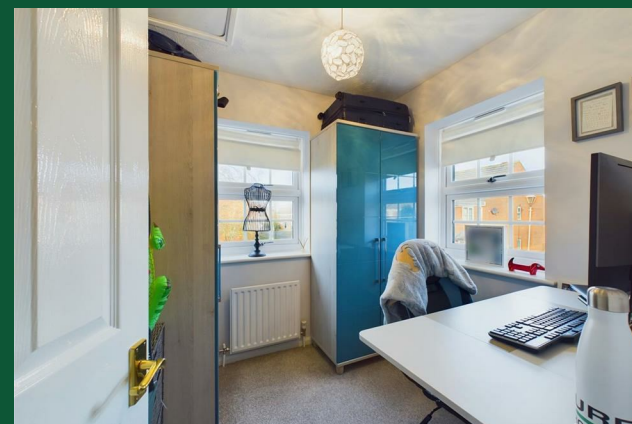
ACCOMMODATION

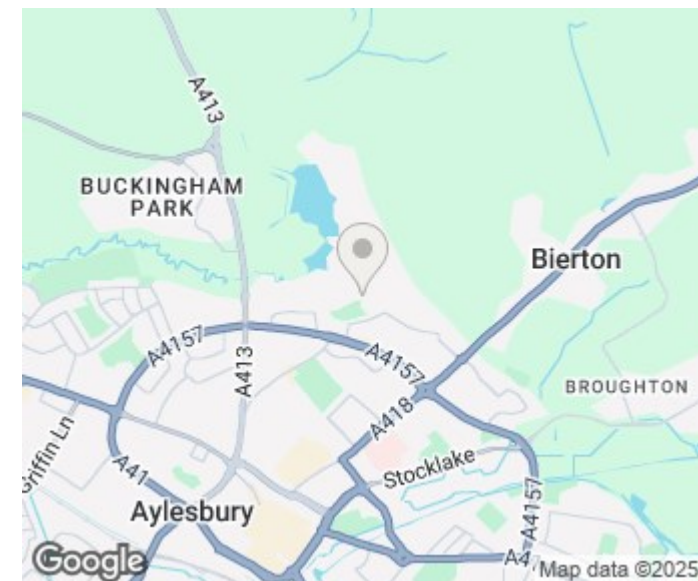
Upon entering, you'll find a spacious living area featuring a unique spiral staircase that leads to the upper floor, creating a stylish focal point in the room. The kitchen is fitted with a range of integrated appliances, providing a sleek and practical cooking space for everyday living.

The property boasts a recently fitted, modern bathroom with contemporary fixtures and fittings, ensuring a fresh and stylish feel.

Outside, you'll find a South facing private garden with a newly laid patio and fencing, garage and a driveway, offering convenient off street parking.

LARK VALE





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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