



RAVEN CLOSE, WATERMEAD, AYLESBURY

PRICE £587,500
FREEHOLD

An impressive four bedroom detached home in a highly sought after location, just 1½ miles from the grammar schools. Offered with no upper chain, the property features include a beautifully landscaped garden, double garage with large driveway, and multiple reception rooms, offering ample space and convenience for family living.



RAVEN CLOSE

- WATERMEAD • CORNER PLOT POSITION • NO UPPER CHAIN • FOUR BEDROOM DETACHED HOME • DOUBLE GARAGE WITH GENEROUS DRIVEWAY • WITHIN 1½ MILES FROM GRAMMAR SCHOOLS • WALKING DISTANCE TO LAKE AND PIAZZA • POTENTIAL TO EXTEND • LANDSCAPED REAR GARDEN • EN SUITE TO MAIN BEDROOM



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

Situated on a corner plot, the property boasts ample outdoor space and the exciting possibility to extend.

Inside, the home is well designed with a spacious living room and a separate dining room, ideal for hosting family gatherings and entertaining guests. The modern kitchen features polished cream quartz worktops, providing both style and functionality. Adjoining the kitchen is a utility room, perfect for laundry and additional storage. A bright and airy conservatory adds a delightful touch, providing an extra space to relax and enjoy the beautiful garden. A downstairs cloakroom completes the ground floor.

Upstairs, you'll find four generously sized bedrooms, including a master bedroom with its own en suite

bathroom for added privacy. A well proportioned family bathroom serves the remaining bedrooms, all of which offer comfortable living space.

Externally, the property is set within a beautifully landscaped garden, ideal for outdoor dining, play, or relaxation. The large driveway offers ample parking and leads to a double garage, providing plenty of storage or workspace.

With excellent schools and amenities nearby, this home is the perfect choice for families seeking both modern living and future potential.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire Council

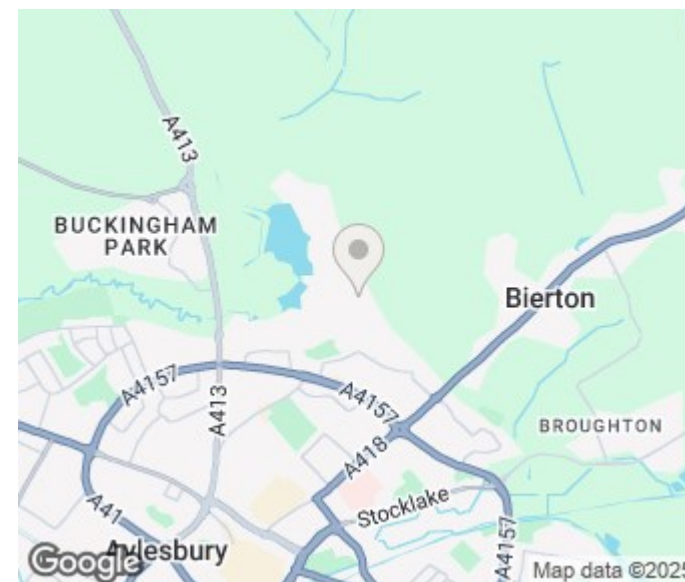
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1550.12 sq ft

Tenure – Freehold



0.25 m²GIRAFFE360

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		72	8
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

