



THE COMFREY, WATERMEAD, AYLESBURY

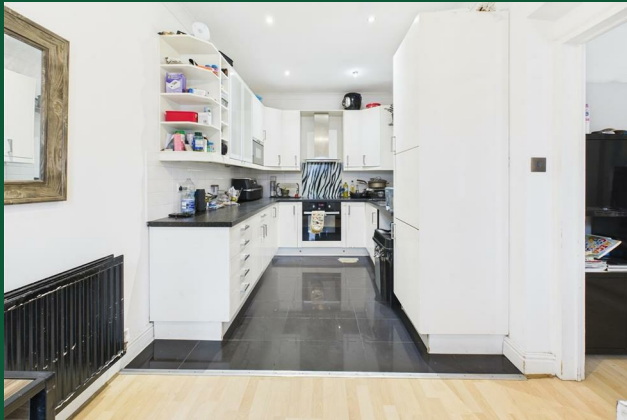
£415,000
FREEHOLD

BOSTON STYLE HOME - CONVERTED GARAGE TO CREATE LARGER KITCHEN/DINER -
DOWNSTAIRS SHOWER ROOM AND UTILITY - CUL-DE SAC LOCATION - An end terrace home
with three generous bedrooms backing onto fields in the ever popular Watermead Estate.



THE COMFREY

• WATERMEAD • BOSTON STYLE HOME • CUL
DE SAC LOCATION • NO UPPER CHAIN • THREE
GOOD SIZE BEDROOMS • BACKING ONTO
FIELDS • TWO CAR DRIVEWAY • END
TERRACE • UTILITY AND GROUND FLOOR
SHOWER ROOM • GARAGE CONVERTED INTO
KITCHEN/DINER



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

This three bedroom family home offers spacious living accommodation, perfect for modern family living. The property is located in a desirable area, offering a peaceful retreat with the added benefit of a rear garden backing onto tranquil fields.

Upon entering the home, you are welcomed by a bright hallway, leading to all the main living areas. The utility room is conveniently located off the hallway, providing space for appliances and storage. Adjacent to the utility is a downstairs shower room, which is ideal for guests or those needing easy access to bathroom facilities on the ground floor.

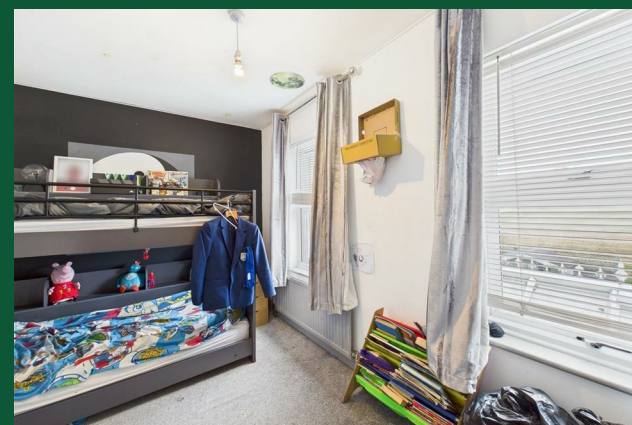
The living room is a comfortable space which flows seamlessly into the conservatory, offering additional living space.

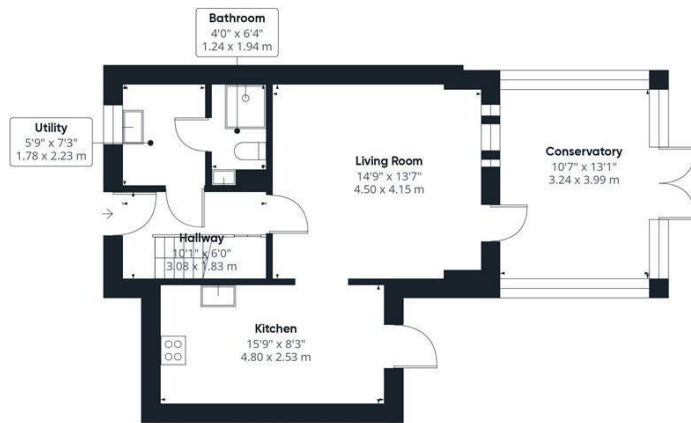
The kitchen/diner is a fantastic area for family meals. With ample space for dining, the kitchen is well-equipped and provides plenty of storage.

Upstairs, the property boasts three good-sized bedrooms, with built-in wardrobes in bedrooms two and three, offering excellent storage solutions. The family bathroom is also located on the first floor.

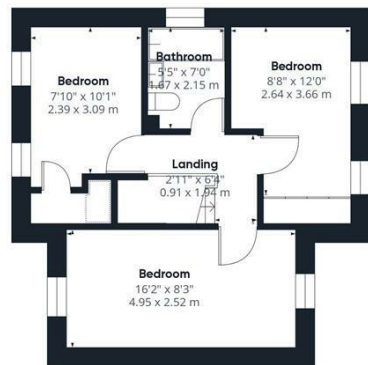
The rear garden is a lovely feature of the home, backing onto open fields, offering a peaceful and private outdoor space for relaxation, play, or entertaining. To the front, there is driveway parking.

THE COMFREY





Ground Floor



Floor 1

Approximate total area^m

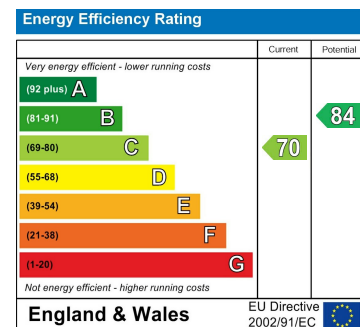
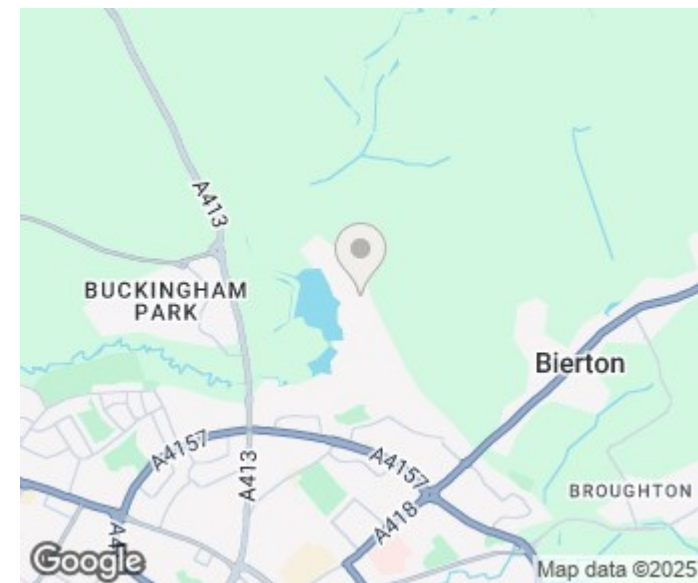
1031.07 ft²
95.79 m²

(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.

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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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

