

LARK VALE, WATERMEAD, AYLESBURY

PRICE £495,000
FREEHOLD

A stunning FOUR BEDROOM link detached home situated within walking distance of the LAKE AND PIAZZA on the popular WATERMEAD ESTATE. Benefits include: Garage and driveway - Dormer loft conversion with ensuite - Two reception rooms.



LARK VALE

• WATERMEAD • FOUR BED LINK
DETACHED • STUNNING DORMER LOFT
CONVERSION • GARAGE AND DRIVEWAY • TWO
EN SUITE BATHROOMS • TWO RECEPTION
ROOMS • UPVC CONSERVATORY • SECLUDED
REAR GARDEN • AIR CON SYSTEM • KITCHEN
WITH SOME FITTED APPLIANCES



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 the property, you are welcomed by a bright entrance hall with access to a convenient cloakroom. The generous living room features an electric fireplace, creating a cosy and inviting space for relaxation. Adjacent to the living room is a well-proportioned dining room, which opens directly into a light-filled conservatory—ideal for entertaining or enjoying views of the garden year-round.

The kitchen is well-appointed with a range of fitted units and boasts a pull-out larder, integrated washing machine and dishwasher, and space for an American-style fridge freezer and tumble dryer. A cooker is included, completing this highly functional space.

On the first floor, you will find three bedrooms,

including one with an en suite shower room and a well-fitted family bathroom.

The second floor is dedicated to a luxurious master suite, featuring custom-fitted wardrobes and a stylish en suite shower room, offering privacy and a touch of elegance.

Outside, the secluded rear garden enjoys a patio area, lawn, storage shed and a private door to the garage. The property also benefits from a garage and a driveway providing off-road parking.

A key feature for the property is the versatile air conditioning system that goes beyond standard heating and cooling. It also functions as a dehumidifier and can operate as a fan without activating the cooling element—ideal for year-round climate control.

NOTES

- Loft conversion completed in 2023

LARK VALE





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1463.00 sq ft

Tenure – Freehold



Garage
8'2" x 18'6"
2.51 x 5.65 m

WC
2'10" x 7'2"
0.87 x 2.20 m

Staircase
3'5" x 7'11"
1.04 x 5.47 m

Kitchen
11'7" x 9'0"
3.54 x 2.76 m

Living Room
10'4" x 17'10"
3.17 x 5.45 m

Dining Room
8'9" x 9'1"
2.69 x 2.78 m

Conservatory
8'0" x 9'10"
2.45 x 2.70 m

Bedroom
5'6" x 6'2"
1.68 x 1.88 m

Landing
5'5" x 6'2"
1.69 x 1.90 m

Bedroom
6'5" x 8'6"
1.98 x 2.60 m

Bedroom
10'4" x 10'7"
3.17 x 3.23 m

Bedroom
10'4" x 11'6"
3.15 x 3.52 m

Bathroom
4'9" x 4'3"
1.45 x 1.43 m

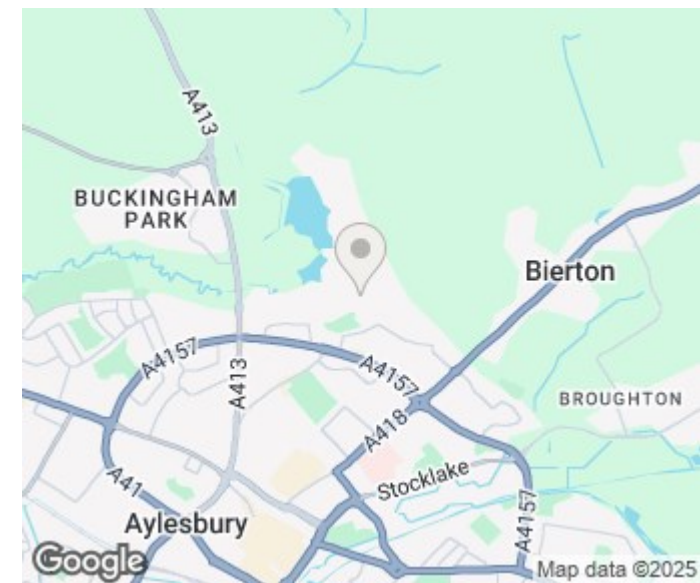
Landing
3'3" x 2'1"
1.00 x 0.90 m


En Suite
6'0" x 8'3"
1.84 x 2.54 m

Bedroom
14'2" x 21'6"
4.34 x 6.58 m

Approximate total area^m1463 ft²135.9 m²

Reduced headroom

24 ft²2.2 m²

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		70	83
<p>England & Wales</p>		EU Directive 2002/91/EC	

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