



AVOCET WAY, WATERMEAD, AYLESBURY

PRICE £395,000

FREEHOLD

Situated in the sought after Watermead development, this end of terrace home offers a spacious living room, modern kitchen and a bright conservatory. Additional features include a convenient cloakroom, three bedrooms and a family bathroom. Outside, the property benefits from a driveway, private garden with access to a versatile snug and a storage room. Ideal for families or professionals seeking comfort and convenience in a desirable location.



AVOCET WAY

- DESIRABLE WATERMEAD DEVELOPMENT • THREE BEDROOM HOUSE • DRIVEWAY PARKING • LANDSCAPED REAR GARDEN • MODERN KITCHEN WITH SPACE FOR APPLIANCES • DOWNSTAIRS CLOAKROOM • GARDEN ACCESS TO VERSATILE SNUG • CLOSE TO LOCAL AMENITIES, SCHOOLS AND SCENIC LAKESIDE WALKS • FAMILY BATHROOM WITH BUILT IN CABINETS • CONSERVATORY



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 into an entrance hall, complete with a convenient cloakroom. The modern kitchen is fitted with sleek, contemporary cabinets and offers ample space for appliances, creating a functional and attractive cooking environment.

To the rear of the property, a generous living room provides a comfortable space for relaxing and entertaining, with direct access to a light-filled conservatory that overlooks the garden.

Upstairs, the landing provides access to the loft and features an airing cupboard for additional storage. There are three bedrooms, ideal for families or those needing space for a home office. The family bathroom is complete with built-in cabinetry for clean

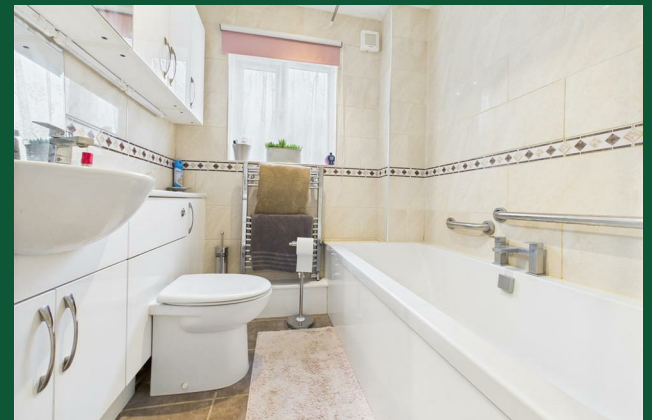
and efficient storage.

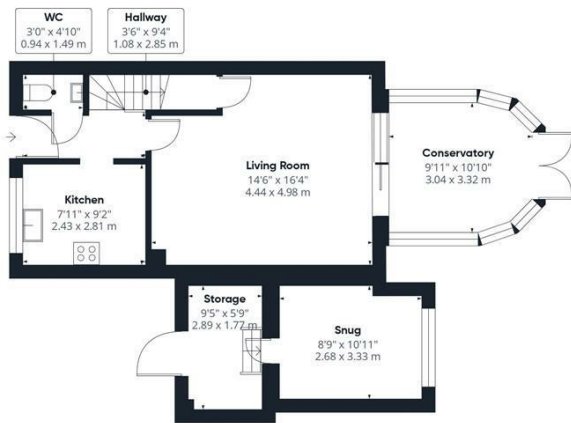
Outside, the landscaped garden features patio areas ideal for outdoor dining, a lawn with built-in planters and a shed for garden equipment. Uniquely, the garden also provides access to a versatile snug — ideal as a home office, gym, or hobby room — along with an additional storage room.

The front of the property boasts a block-paved driveway for off-street parking.

This property combines modern style with practical features and is perfectly located for access to local amenities, schools, and scenic walks around Watermead's lakes and green spaces.

AVOCET WAY





Ground Floor



Floor 1

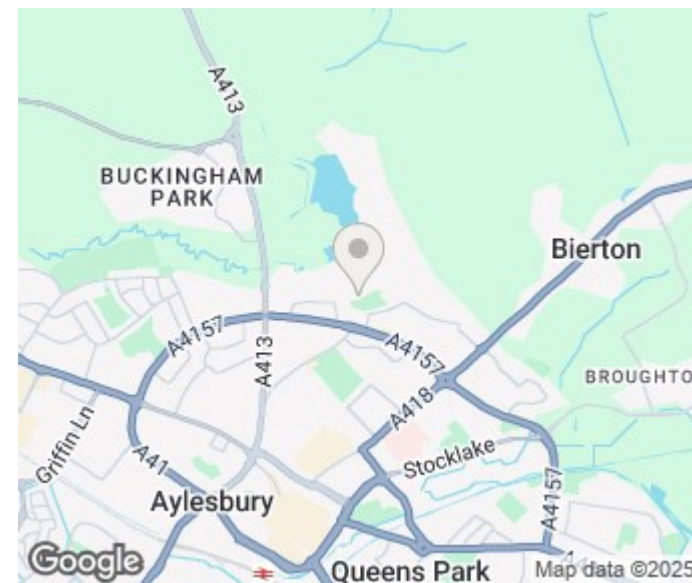
Approximate total area^m
956 ft²
88.8 m²

(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 are based on RICS IPMS 3C standard.

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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