



## PIPIT GARDENS, WATERMEAD, AYLESBURY

PRICE GUIDE £490,000

FREEHOLD

NO UPPER CHAIN - Stunning four bedroom townhouse overlooking a green in a sought after location, just a short walk to the lake. Features include a spacious kitchen/diner, living room, four double bedrooms (two en suite), family bathroom, courtyard garden with garage access, and secure gated parking with a carport.





# PIPIT GARDENS

- POPULAR WATERMEAD VILLAGE • STUNNING REGENCY STYLE HOME • FOUR DOUBLE BEDROOMS • COURTYARD GARDEN • WALKING DISTANCE TO LAKE AND PIAZZA • SECURE GATED PARKING WITH GARAGE AND CAR PORT • TWO EN SUITE BATHROOMS • OVERLOOKING GREEN SPACE • EASY ACCESS TO TOWN AND AMENITIES • NO UPPER CHAIN



## 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 stunning four bedroom townhouse offers a perfect blend of modern living and comfort, with stunning views overlooking a lush green area and within walking distance of the tranquil lake. The property boasts spacious accommodation, ideal for families or those looking for generous living spaces.

Upon entry, you'll find a welcoming kitchen/diner, perfect for entertaining or family meals, featuring ample storage. The bright and airy living room includes an open fire, creating a cozy atmosphere for relaxing evenings. A convenient cloakroom is located on the ground floor.

Upstairs, the property offers four well sized double

bedrooms, each designed to provide a restful retreat. Two of the bedrooms benefit from their own en suite bathrooms, offering added privacy and convenience. A separate family bathroom serves the remaining bedrooms.

The townhouse features high ceilings throughout, creating an open and airy feel across the property. To the rear, a courtyard style garden offers a private outdoor space, with direct access to the garage and additional parking. The property benefits from secure gated parking and a carport, providing ample space for vehicles and ensuring added security.

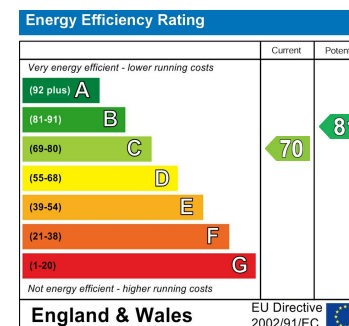
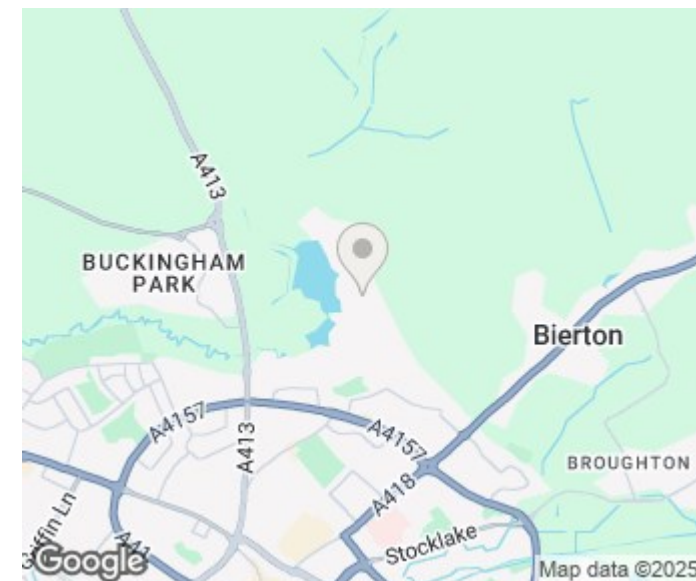
With its blend of modern amenities, prime location, and generous living space, this townhouse is the perfect home for those seeking both practicality and a touch of luxury. Whether you're relaxing in the garden or enjoying the nearby lake, this property offers a tranquil retreat in a highly sought after area.

## AGENTS NOTE

Service charge £175pcm

## PIPIT GARDENS





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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