



Connells

Peregrine  
Aylesbury





## Property Description

Located in the sought-after Waterside development of Watermead, this beautifully presented three-bedroom mid-terraced house offers modern living with a host of desirable features—perfect for families.

Step inside to a welcoming entrance hall that leads into a bright and airy front-aspect lounge, ideal for relaxing and unwinding. The lounge flows seamlessly into a dining area with a charming rear bay window, filling the space with natural light. At the heart of the home is the extended kitchen/diner, finished to a high modern standard with solid wood worktops, a freestanding gas oven, ample wall and base units, and a convenient breakfast bar. A downstairs WC completes the ground floor layout.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom benefits from two built-in storage cupboards and a private en-suite shower room. The remaining bedrooms are served by a sleek family bathroom featuring a bath with mixer tap.

Outside, the fully enclosed rear garden offers a mix of patio, lawn, and decking—ideal for entertaining or relaxing in privacy. A timber shed provides additional storage. The

property also includes a garage and driveway for off-road parking.

### Additional Highlights:

Refitted electrics throughout and attic space for storage.

Perfect setting for family life and a quiet getaway to the country. Local amenities in Watermead Village include The Watermead Inn, Post Office, Dentist, Chinese takeaway and hair salon.

## Entrance Hall

Door to front  
Pine flooring

## Lounge

14' 4" max x 12' 8" max ( 4.37m max x 3.86m max )  
Window to front  
Pine flooring underfoot  
Radiator

## Dining Room

8' max x 7' 5" max ( 2.44m max x 2.26m max )  
Bay window to rear  
Pine flooring  
Radiator

## Kitchen

11' 6" max x 7' 1" max ( 3.51m max x 2.16m max )  
Window to rear  
Door to rear  
Tiling underfoot  
Freestanding gas oven  
Boiler  
Sink/drain  
Wall and base units  
Solid wood worktops  
Breakfast bar

Landing

Carpet underfoot  
Loft access  
Airing cupboard

Bedroom One

10' 8" max x 9' 7" max ( 3.25m max x 2.92m max )  
Window to front  
Two built in wardrobes  
Radiator  
Carpet underfoot

En-Suite

Window to front  
WC  
Wash hand basin  
Shower cubicle  
Tiling underfoot  
Part tiling  
Towel radiator

Bedroom Two

9' 7" max x 7' 9" max ( 2.92m max x 2.36m max )  
Window to rear  
Carpet underfoot  
Radiator

Bedroom Three

11' 7" max x 6' 4" max ( 3.53m max x 1.93m max )  
Window to rear  
Carpet underfoot  
Radiator

Bathroom

Window to rear  
Tiling underfoot  
Part tiling  
Bath/mixer

Rear Garden

Patio  
Laid lawn  
Decking  
Timber shed

Parking

Driveway parking

Garage

6' 3" max x 8' 1" max ( 1.91m max x 2.46m max )  
Up and over door



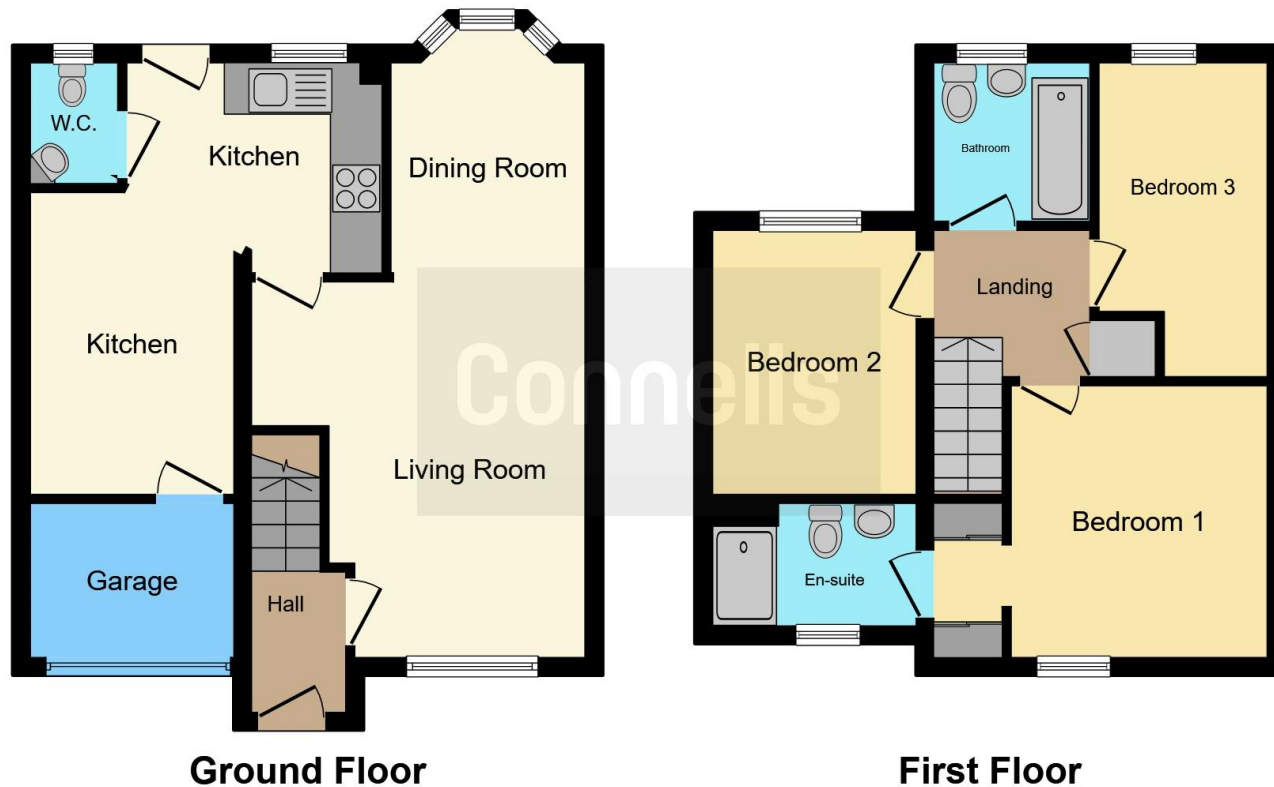












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**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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