



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

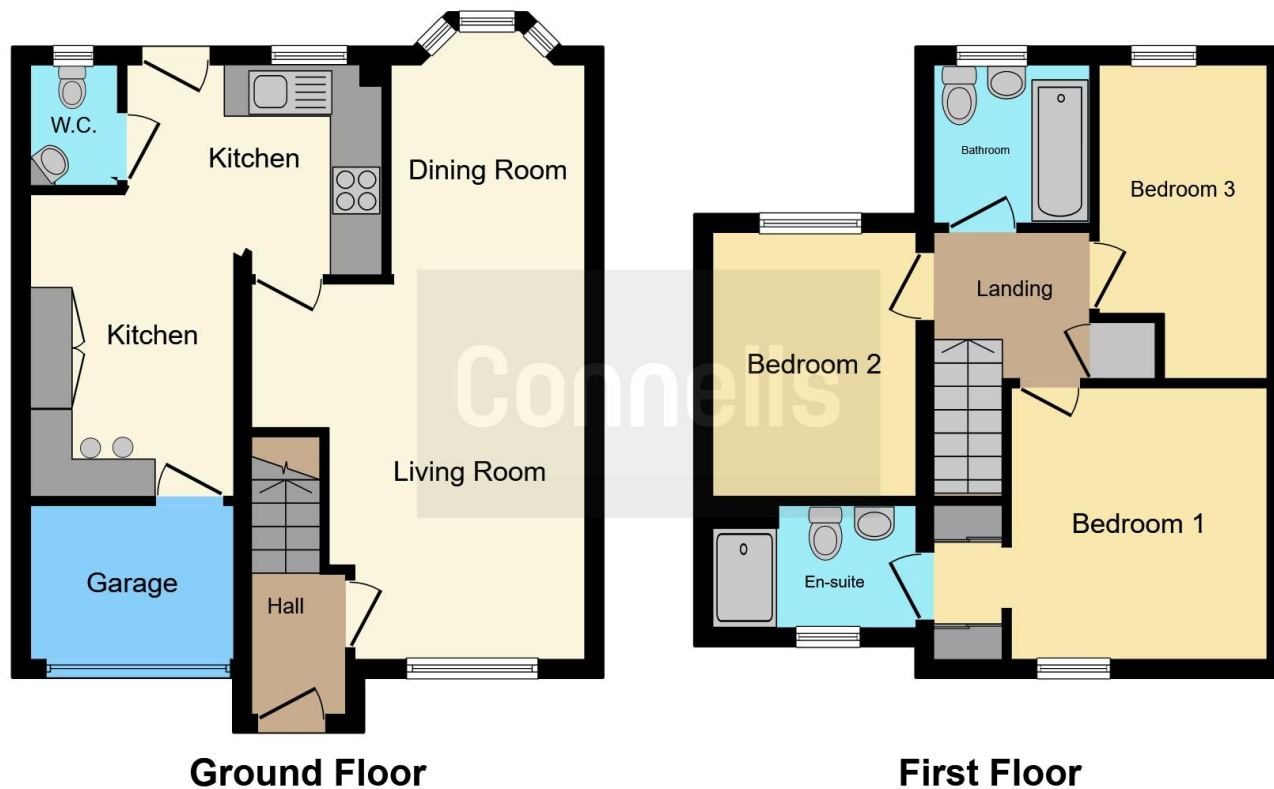
Garage

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









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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