



Connells

Avocet Way
Aylesbury



Property Description

This charming two-bedroom cluster home is located in the highly desirable lakeside development of Watermead, offering a peaceful setting and a strong sense of community.

Upon entering, you're welcomed into a spacious living room filled with natural light from a large bay window and an additional front window. The room features laminate flooring, two radiators for comfort, and a spiral staircase that leads to the first floor. The kitchen is well-appointed with a granite tiled floor, a range of wall and base units, an integrated cooker, a freestanding fridge/freezer, and space for a washing machine.

Upstairs, the property offers two bedrooms, including a bright and airy master bedroom enhanced by three windows. Both bedrooms are served by a family bathroom suite, complete with a bath and overhead shower.

Outside, the home benefits from a low-maintenance front and side garden, featuring astro turf and a patio area near the entrance—ideal for relaxing or entertaining. Parking is conveniently located at the front of the property, with space for one car.

This delightful home is perfect for first-time buyers, downsizers, or investors looking to enjoy the tranquil lifestyle Watermead has to offer.

Watermead situated on the northern outskirts of the town, With two magnificent lakes, a quaint village centre and open countryside on the doorstep. The location offers access by road towards the M25 and M40 as well as being a short drive to Aylesbury Parkway Train station.

Lounge

18' 5" x 14' 2" (5.61m x 4.32m)

Door to front

Window to front and side

Bay window

Laminate flooring

Two radiators

Kitchen

7' 4" x 6' 8" (2.24m x 2.03m)

Granite tiled floor

Wall and base units

Radiator

Boiler

Cooker hood

Integrated cooker

Freestanding fridge/freezer

Space for washing machine

Splashback tiling

Window to front

Landing

Loft access - insulated and part boarded

Spiral staircase

Carpet underfoot

Bedroom One

8' 4" x 11' (2.54m x 3.35m)

Carpet underfoot

Two windows to front

Window to side

Bedroom Two

7' 2" x 7' (2.18m x 2.13m)

Window to front

Radiator

Bathroom

Part tiled

Bath+shower

Tiled flooring

Heated towel rail

WC

Wash hand basin

Extractor fan

Window to side

Front Garden

Astro turf

Fence to border

Patio to front entrance

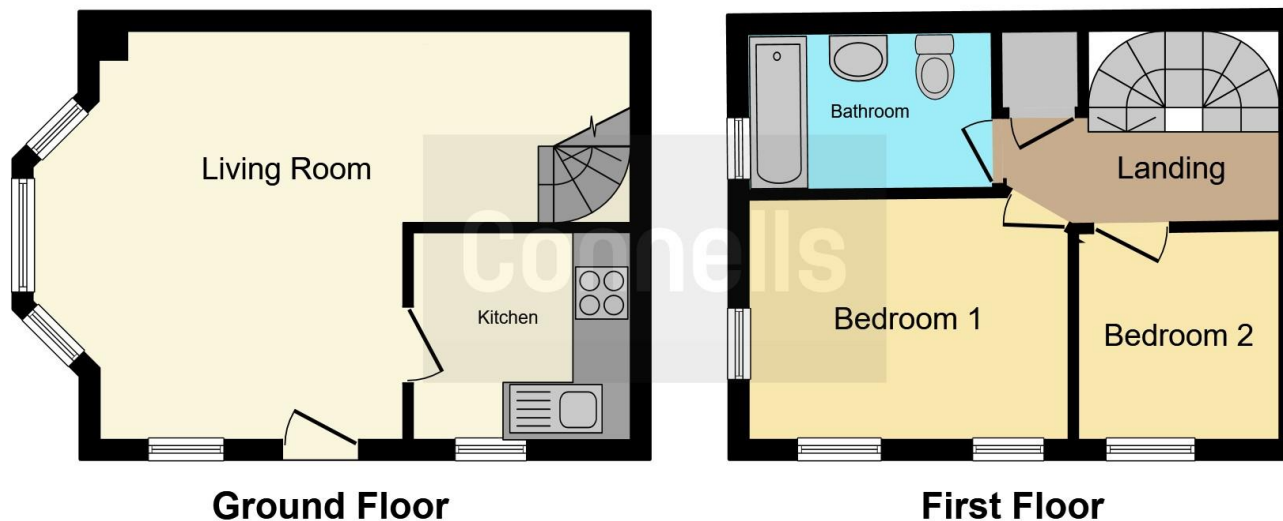
Parking

Allocated parking for one off street









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: C Council Tax
 Band: C

Tenure: Freehold

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