



The Comfrey

| Aylesbury || HP19 0FL



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Williams Properties are delighted to welcome to the market this fully refurbished three bedroom detached house in the sought after lakeside development of Watermead. The property benefits from an entrance hall, living room, kitchen, conservatory, downstairs cloakroom, home office, utility, three bedrooms and a family bathroom. Outside there is an enclosed rear garden, front garden and driveway parking for a number of vehicles. Viewing comes highly recommended.

£485,000

Watermead

Watermead is a picturesque and highly sought after lakeside development offering good bus links via the Water Rider to the town centre and surrounding areas. The Piazza is at the heart of the Watermead community and consists of a Public House/Restaurant, Chinese Takeaway, Beauty Salon, News Agents/Local Store, Dentist, Vet and a Village Hall.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Entrance Hall

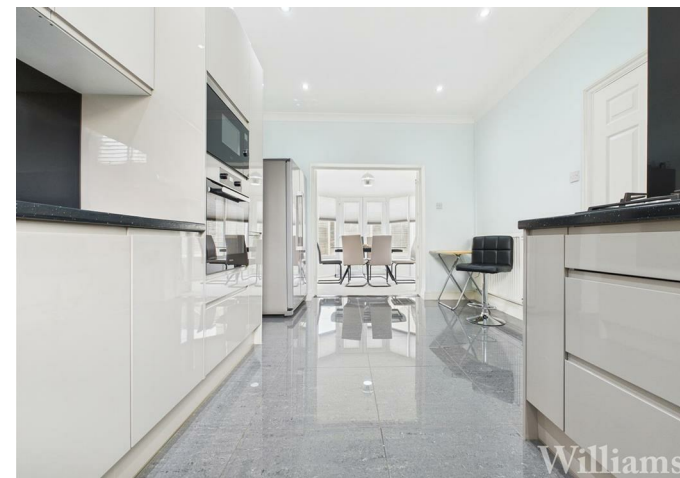
Enter through the front door into the entrance hall with stairs rising to the first floor, and doors to the living room, kitchen and downstairs cloakroom. an under stairs cupboard, porcelain tiled flooring, spotlights to the ceiling and a wall mounted radiator.

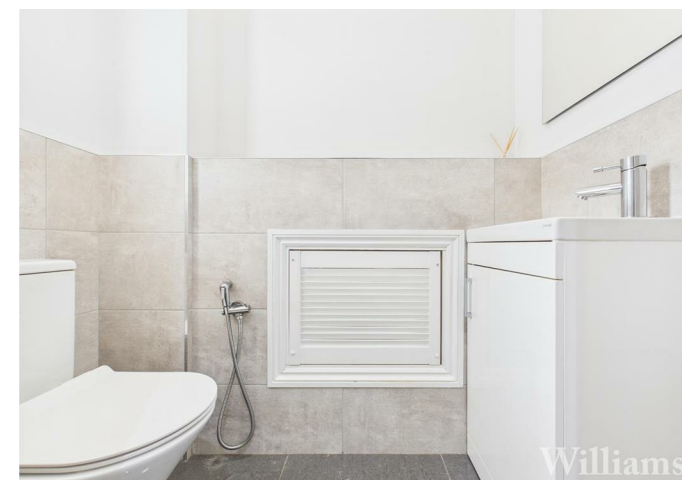
Downstairs WC

Comprising of a low level wc, hand wash basin with a mixer tap inset into a vanity unit, a fitted light to the ceiling, tiled flooring and a frosted window to the front aspect with bespoke shutters.

Living Room

Living room consists of dual aspect windows to the front and side aspects with bespoke shutters, feature fireplace with surround, carpet laid to floor, light fittings to ceiling and wall, a wall mounted radiator and French doors to the rear garden. Space for a sofa set and other living room furniture.





- Popular Location
- Three Bedrooms
- Front Garden & Driveway Parking
- Walking Distance To Lake
- Walking Distance To All Amenties
- Detached Property
- Part Converted Garage
- Corner Plot
- Good Transport Links
- Fully Refurbished

Kitchen

This newly fitted kitchen consists of porcelain tiled flooring, spotlights to the ceiling, range of wall and base mounted units with square edge worktops, inset sink bowl unit with mixer tap and window over with bespoke shutters, inset gas hob, oven and overhead extractor and space for a fridge/freezer and other white goods. Double doors lead to the conservatory and a doorway to the snug.

Conservatory

Conservatory consists of windows to the surround, a pendant light fitting to ceiling, carpeted flooring and French double doors to the rear garden. Space for a range of furniture.

Home Office

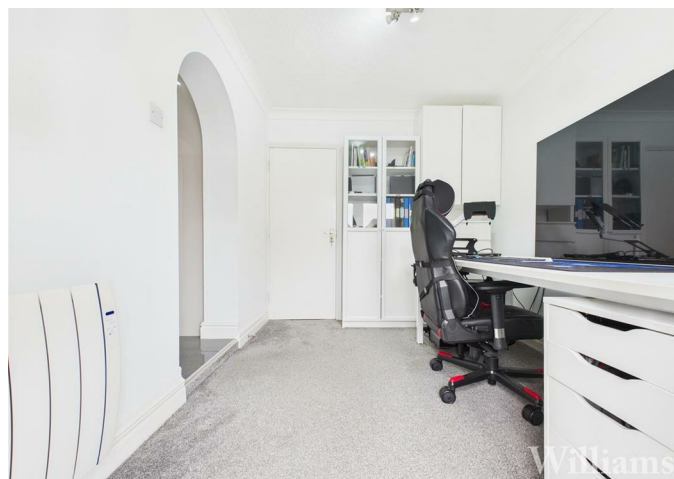
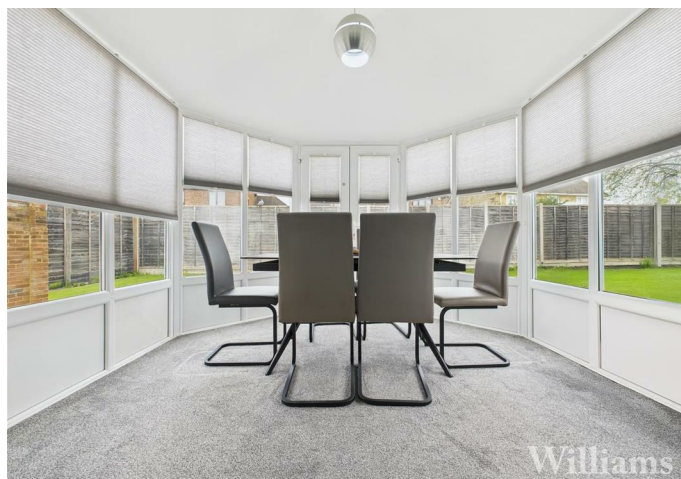
This home office features carpeted flooring, French double doors to the rear aspect, studio spotlights to the ceiling, wall mounted electric heater, a door to the utility and space for a range of office furniture.

Utility

This utility features tiled flooring, a range of wall and base mounted units, including space for a washing machine and a tumble dryer.

First Floor Landing

Doors to all bedrooms and bathroom, carpeted flooring, a window to the rear aspect and spotlights to the ceiling.



The property is located on the popular Watermead development in Aylesbury, and is positioned within walking distance to all amenities including a family pub/restaurant, convenience store and Post Office. There are good transport links with easy access to the A413 towards Buckingham and Aylesbury Town Centre is easily accessible on foot or by bus or car.



Bedroom

This master bedroom consists of dual aspect windows to the front and rear aspects with bespoke shutters, multiple fitted wardrobes, carpet laid to floor, spotlights to the ceiling and wall mounted radiator. Space for a king size bed and other furniture.

Bedroom

Bedroom consists of built in wardrobes, a window to the front aspect with bespoke shutters, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other bedroom furniture

Bedroom

This bedroom consists of a window to the rear aspect with bespoke shutters, carpet laid to floor, light fitting to ceiling, wall mounted radiator, a wall mounted unit and space for a bed and other bedroom furniture.

Bathroom

This bathroom comprises a low level wc, hand wash basin unit with a mixer tap inset into a vanity unit, shower unit, fully tiled walls, a heated towel rail and window to the front aspect with bespoke shutters.

Gardens

The enclosed rear garden features a patio area to the rear of the property with ample space for garden furniture, a garden shed and artificial turf laid to the remainder.

The front garden is surrounded by bushes and grass lawn to the front of the property.

Parking

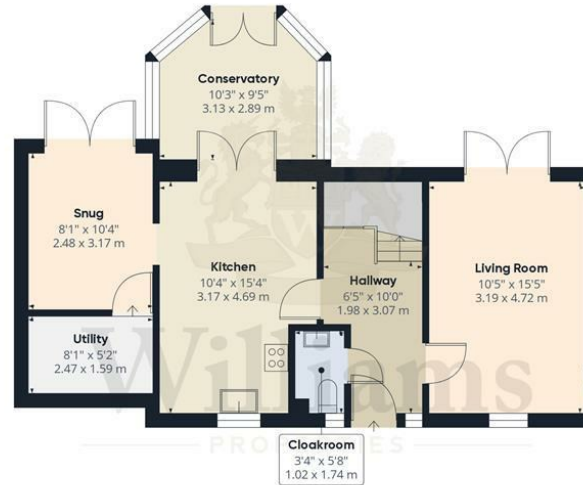
There is a large driveway with space for multiple vehicles.

Buyers Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾
1030.96 ft²
95.78 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.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.