





LARK VALE, WATERMEAD, AYLESBURY

PRICE £420,000

FREEHOLD

A three/four bedroom link-detached house situated in the highly sought-after Watermead development, offering versatile accommodation. The property comprises a spacious living room, kitchen/diner, downstairs WC, office/bedroom, and a downstairs shower room with sauna. To the first floor there are three bedrooms and a family bathroom. Externally, the property benefits from a landscaped rear garden, garage and a driveway parking. An ideal family home in a popular residential location.

GEORGE DAVID

LARK VALE

• WATERMEAD DEVELOPMENT • THREE/FOUR BEDROOM LINK-DETACHED FAMILY HOME • LANDSCAPED REAR GARDEN • BRIGHT LIVING ROOM • KITCHEN/DINER • VERSATILE OFFICE/BEDROOM • GROUND FLOOR SHOWER ROOM WITH SAUNA • GARAGE AND DRIVEWAY





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

The property is entered via an entrance hall with a convenient downstairs WC. A further door leads into the living room, featuring stairs rising to the first floor, an attractive fireplace, Karndean flooring and a full-height retractable projector screen.

To the rear of the property is a superb kitchen/diner, fitted with a range of units incorporating an inset gas hob with cooker hood above, built-in oven and grill, and an integrated wine cooler. There is space for a dishwasher and fridge freezer, together with a breakfast bar providing seating space for stools and ample room for a dining table and chairs. Underfloor heating adds to the comfort, while doors open directly onto the rear garden.

An inner hall provides access to a useful storage cupboard and leads to a versatile office/bedroom with a door opening onto the garden. Also located on the ground floor is a shower room comprising a shower cubicle, hand basin and a sauna. A door provides access to the garage.

On the first floor, the landing benefits from loft access and serves three well proportioned bedrooms along with the family bathroom.

Outside, the rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. A decked patio area adjoins the house, leading to an artificial lawn and a further raised decked seating area beneath a covered pergola. A timber-built bar provides an excellent entertaining space, making the garden ideal for social gatherings and family enjoyment.

The partly converted garage still retains valuable storage space and benefits from an electronically controlled door, while the driveway provides off-road parking.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit,

including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

LARK VALE



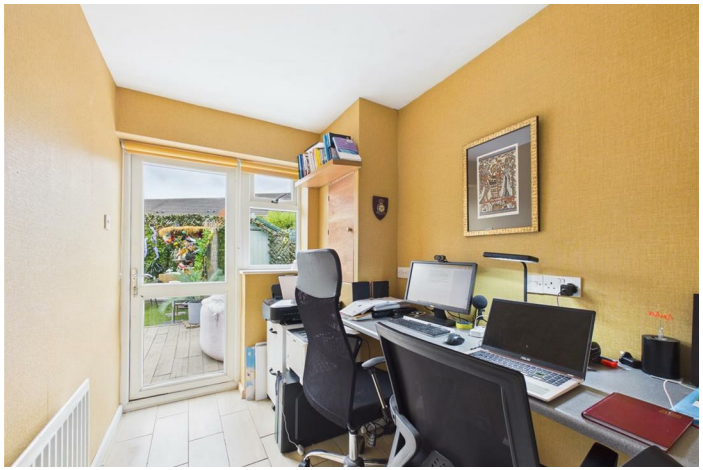












LARK VALE

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire Council

Council Tax – Band E

Viewings – By Appointment Only

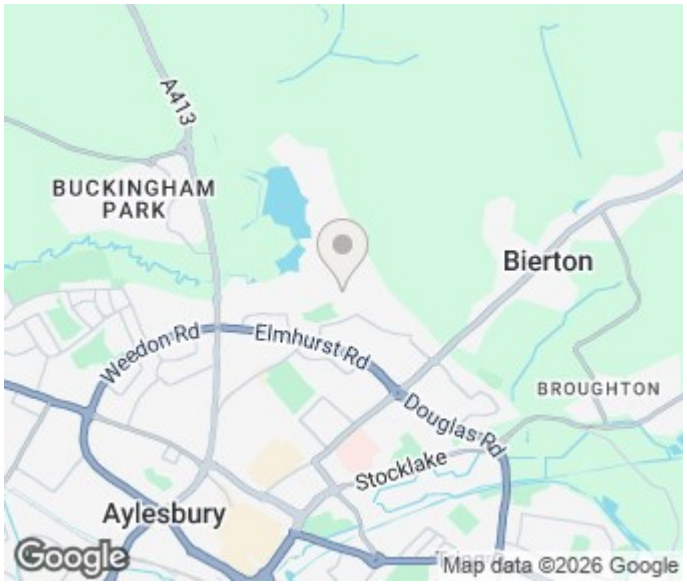
Floor Area – 1020.00 sq ft

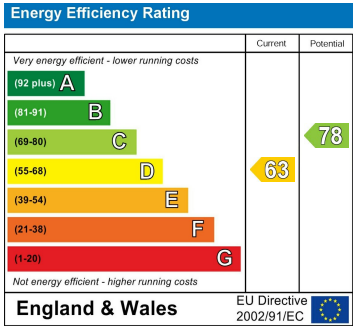
Tenure – Freehold











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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