



## THE PLOVER, WATERMEAD, AYLESBURY

**PRICE £375,000**

**FREEHOLD**

A three bedroom end-of-terrace home situated in the highly sought-after Watermead development, ideally located close to the lake and piazza. Offered to the market with no upper chain, the property features a spacious living room, kitchen/diner, sunroom, three bedrooms and a family bathroom. Further benefits include an enclosed rear garden, garage and driveway parking.



# THE PLOVER

• SOUGHT AFTER WATERMEAD DEVELOPMENT • THREE BEDROOM HOUSE • NO UPPER CHAIN • DUAL ASPECT LIVING ROOM • ENCLOSED REAR GARDEN • SUNROOM • GARAGE AND DRIVEWAY • CLOSE TO LAKE AND PIAZZA



## 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 accommodation begins with an entrance hall featuring stairs rising to the first floor. The dual-aspect living room provides a bright and comfortable space with ample natural light.

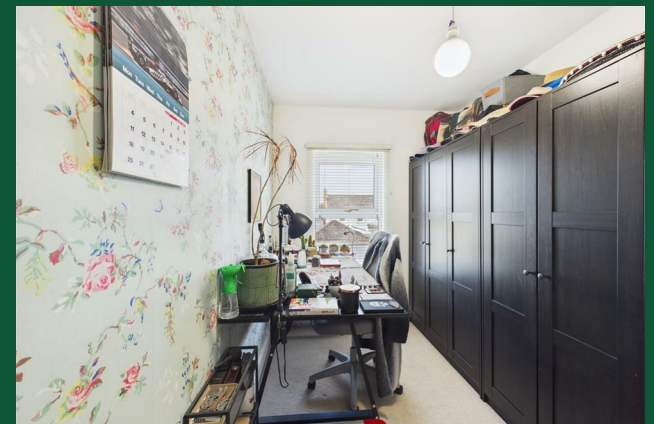
The kitchen/diner is fitted with a range of units and work surfaces incorporating an inset gas hob with oven below, splashback and cooker hood over. There is an integrated dishwasher, space for a fridge and washing machine, and ample room for a dining table and chairs. A useful storage cupboard adds practicality. Leading from the kitchen is a sunroom offering additional reception space, with doors opening directly onto the rear garden.

The first floor landing provides access to the loft and leads to three bedrooms, with built-in wardrobes to

bedrooms one and two. The fully tiled family bathroom is fitted with a bathtub featuring a mixer tap with shower attachment and overhead shower, wash hand basin and WC.

Externally, the enclosed rear garden is mainly laid to lawn with a patio seating area, gated side access to the front, and a door leading into the garage. To the front of the property is a gated garden area alongside a driveway providing off-road parking and access to the garage, which benefits from both light and power.

## THE PLOVER



Approximate total area<sup>(n)</sup>

Reduced headroom  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

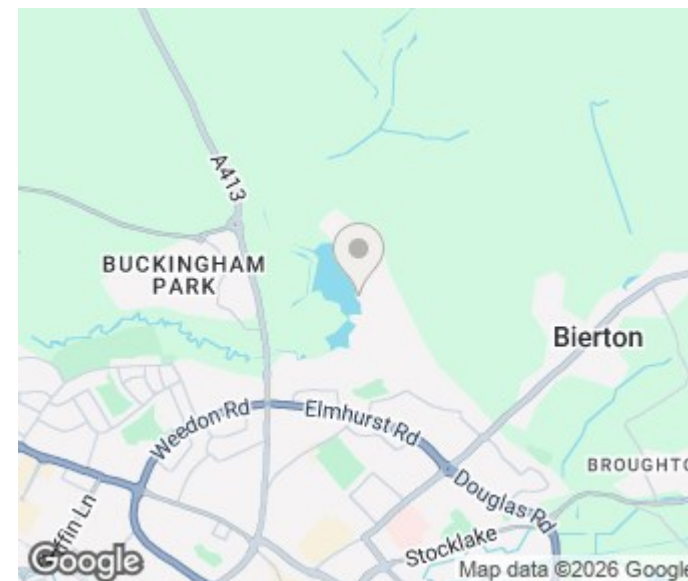


(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



| Energy Efficiency Rating                                                                                                                                                                                                           |  | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  | 70      | 8         |
| <p><i>Not energy efficient - higher running costs</i></p>                                                                                                                                                                          |  |         |           |

**England & Wales**

EU Directive  
2002/91/EC

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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