



Connells

Lark Vale
Aylesbury



Property Description

A three-bedroom detached home set within the highly sought-after Watermead area, offering generous accommodation and excellent access to local amenities. The property features three bathrooms and a downstairs cloakroom, along with two reception rooms and a bright sun room, creating a versatile layout ideal for modern family living.

The ground floor comprises an entrance hall leading to the cloakroom, a front-aspect living room with bay window, electric fireplace and understairs storage, flowing seamlessly into the dining room. The dining room provides access to the modern, sleek kitchen, fitted with a range of wall and base units, integrated fridge/freezer, electric hob and oven, and space for both a dishwasher and washing machine. Completing the ground floor is the sun room, offering both side and rear access.

Upstairs, the master bedroom benefits from an en-suite shower room, with bedroom two also enjoying its own en-suite. Bedroom three is served by a family bathroom fitted with a further shower cubicle.

Externally, the home offers an enclosed rear garden laid with astro turf, with side access

and a door into the garage. The garage provides power, an electric up-and-over door, and rear garden access, while driveway parking sits to the front.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Porch

Door to front
Window to front
Laminate flooring

Cloakroom

Window to front
WC
Wash hand basin
Radiator
Laminate flooring

Lounge

Bay window to front
Fireplace
Radiator
Laminate flooring

Cupboard
Stairs to first floor

Dining Room

French doors to sun room
Radiator
Laminate flooring

Kitchen

Wall and base units
Part tiling
Integrated electric hob and oven
Tiled floor
Sink/drainage
Window to rear
Space for freestanding dishwasher and washing machine
Integrated fridge/freezer

Sun Room

Door to side and rear

Landing

Carpet underfoot
Loft access
Airing cupboard

Bedroom One

Two windows to rear
Carpet underfoot
Radiator

Ensuite To Bedroom One

Window to front
Shower cubicle
Radiator
WC
Wash hand basin
Extractor fan
Laminate flooring

Bedroom Two

Window to rear
Carpet underfoot
Radiator

Ensuite To Bedroom Two

Window to side
WC
Wash hand basin
Extractor fan
Laminate flooring

Bedroom Three

Window to front
Carpet underfoot

Bathroom

Window to front
Extractor fan
Shower cubicle
Fully tiled
WC

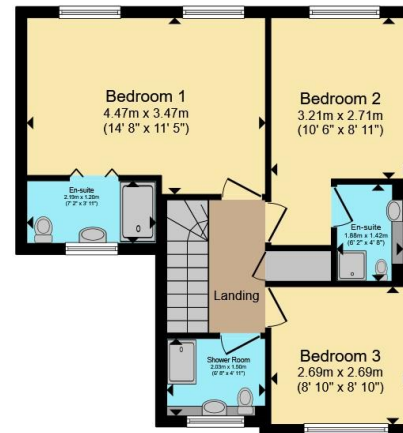








Ground Floor



First Floor

Total floor area 110.3 m² (1,187 sq.ft.) approx

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.propertybox.io

Connells

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2 Temple Street
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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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