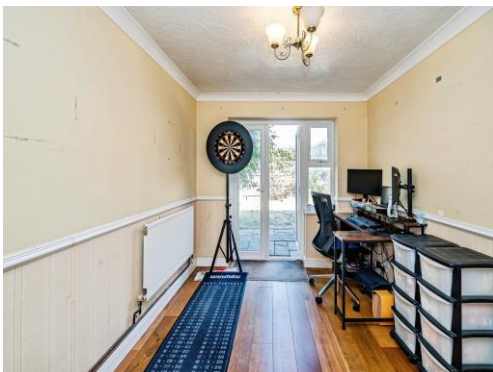




Connells

Chaffinch  
Aylesbury



## Property Description

Situated within a quiet cul-de-sac in the highly sought-after Watermead development, this spacious four-bedroom detached family home offers versatile living accommodation, making it an excellent choice for growing families.

The ground floor comprises a welcoming entrance hall, convenient cloakroom, generous dual-aspect living room with bay window, separate dining room, and a well-appointed kitchen overlooking the rear garden. A substantial additional reception room provides flexible space ideal as a home office, playroom, family room or gym.

To the first floor are four well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room. Three further bedrooms are served by a family bathroom, providing comfortable accommodation for the whole family.

Externally, the property enjoys a generous rear garden offering plenty of space for outdoor entertaining and family enjoyment. To the front, a sizeable block-paved driveway provides ample off-road parking for multiple vehicles and leads to the garage.

Watermead is one of Aylesbury's most desirable residential areas, renowned for its picturesque lakes, waterside walks and strong community atmosphere. Residents benefit from a range of local amenities including shops, a pub, dentist and veterinary practice, while Aylesbury town centre, mainline railway station with links to London Marylebone, and well-regarded schools are all within easy reach.

## 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 Hall

## Cloakroom

## Living Room

## Dining Room

## Kitchen

## Office / Family Room

## First Floor Landing

## Bedroom One

## En-Suite

## Bedroom Two

## Bedroom Three

## Bathroom

Outside

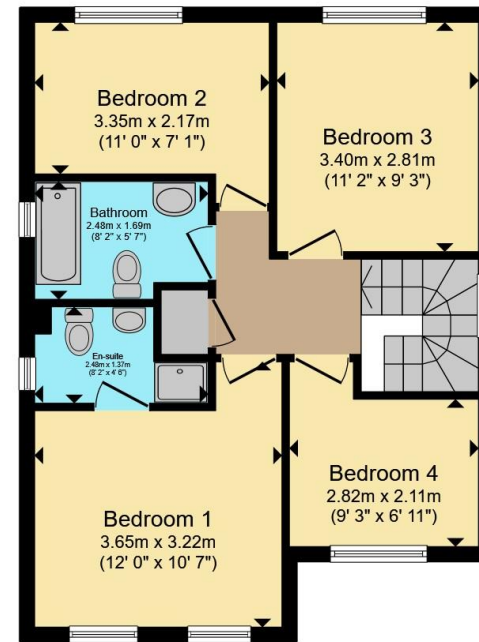
Front Garden

Rear Garden









**Ground Floor**

**First Floor**

Total floor area 118.8 m<sup>2</sup> (1,279 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](http://www.propertybox.io)

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EPC Rating: D Council Tax  
Band: F

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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