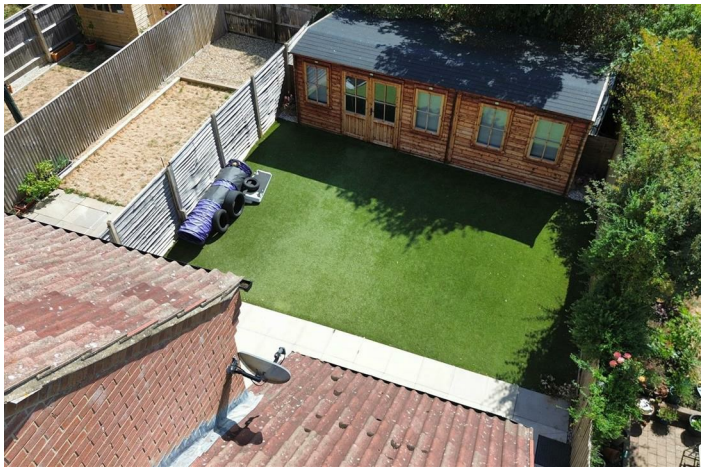






AVOCET WAY, WATERMEAD, AYLESBURY

PRICE £425,000

FREEHOLD

A three bedroom end-of-terrace home situated in the popular Watermead development. The property offers a practical layout, including a kitchen, cloakroom and a spacious living room. Upstairs comprises three bedrooms and a family bathroom. Outside, the property benefits from a garden featuring a large garden room, perfect for a home office or additional living space. Further advantages include a garage and driveway providing off-road parking.

GEORGE DAVID

AVOCET WAY

• WATERMEAD DEVELOPMENT • THREE BEDROOM HOUSE • ENCLOSED REAR GARDEN • GARAGE AND DRIVEWAY • LARGE GARDEN ROOM WITH LIGHT & POWER • DOWNSTAIRS CLOAKROOM • BUILT-IN WARDROBES TO BEDROOMS ONE & TWO • MODERN KITCHEN





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 approached via an entrance hall with stairs rising to the first floor and access to a convenient cloakroom. To the front of the property is a fitted kitchen, featuring an inset electric hob, oven and grill, along with an integrated fridge freezer and washer/dryer, providing a practical and modern cooking space.

To the rear, the living room offers a comfortable setting, with a useful storage cupboard and double doors opening out onto the rear garden, creating a seamless connection between indoor and outdoor living.

On the first floor, there is loft access and a useful airing cupboard, along with three bedrooms. Bedrooms one and two benefit from built-in wardrobes, while the third bedroom offers flexibility as a single room, home office or nursery. The family bathroom completes the first floor accommodation.

Externally, the property enjoys an enclosed rear garden with a patio area ideal for outdoor dining, a lawned section, and a substantial garden room with light and power, suitable for a home office, gym or additional reception space. Further benefits include a garage and driveway providing 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.

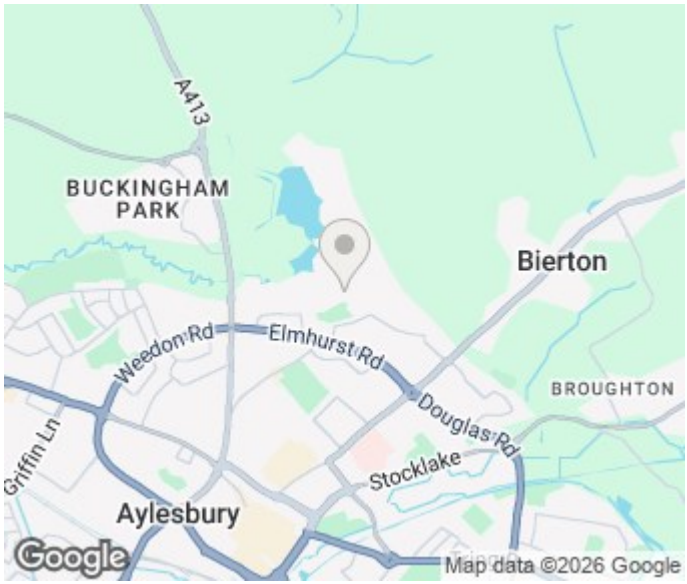
AVOCET WAY

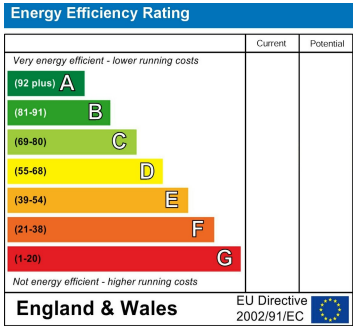












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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