TURNSTONE WAY, WATERMEAD, AYLESBURY

OFFERS IN EXCESS OF £425,000

FREEHOLD

Three bedroom detached home in the highly sought-after Watermead development, offered to the market with no upper chain. Ideally situated close to the picturesque lake, this property features a living room, kitchen with dining area, and a downstairs cloakroom. Upstairs offers three well proportioned bedrooms, including a main bedroom with en suite, together with a family bathroom. Outside, the property benefits from a garden, garage and driveway parking.

GEORGE DAVID

TURNSTONE WAY

• THREE BEDROOM DETACHED FAMILY HOME • NO UPPER CHAIN • SOUTH FACING GARDEN • SOUGHT AFTER LOCATION • DRIVEWAY AND GARAGE • EN SUITE TO MAIN BEDROOM • SHORT WALK TO WATERMEAD LAKE • EARLY VIEWING HIGHLY RECOMMENDED

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 and access to a large cloakroom with shelving and coat hooks. A separate living room with a feature fireplace provides a comfortable space to relax, while the dining area flows through to the kitchen.

The kitchen is fitted with a range of units incorporating an inset gas hob with oven below, along with a built fridge and space for washing machine.

To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from its own en suite shower room. There are good size built in wardrobes in bedrooms one and two. The remaining bedrooms are served by a family bathroom.

Externally, the South facing garden enjoys a good-sized lawn, garden shed, gated side access, and a courtesy door to the garage. The garage is equipped with light and power, while a driveway to the front provides off-road parking.

Situated in one of the area's most desirable developments, close to the attractive Watermead Lake and local amenities, this detached home offers an excellent opportunity for families, professionals, or those looking to enjoy a peaceful yet convenient location. Early viewing is highly recommended.

INFORMATION FOR BUYERS

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

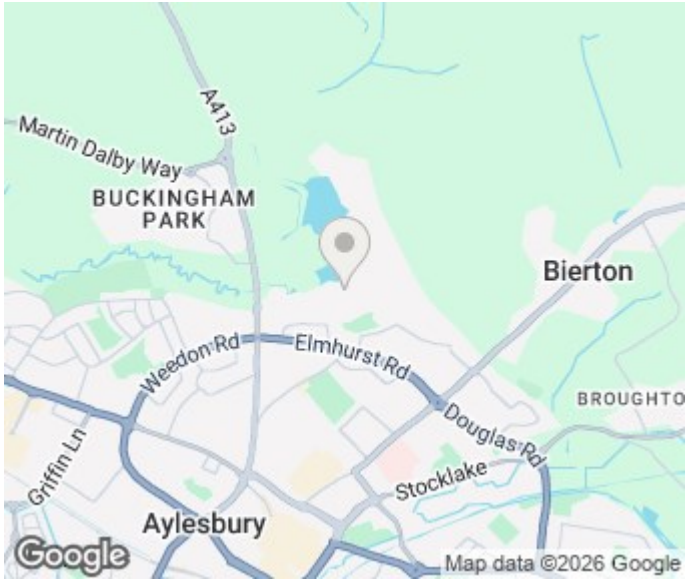
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

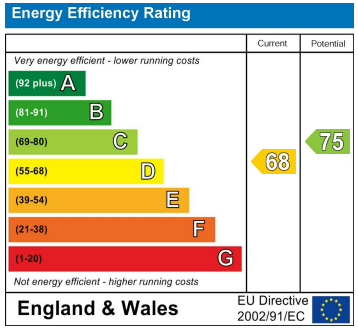
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

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.

TURNSTONE 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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