



Connells

Peregrine
Aylesbury



Property Description

This attractive three-bedroom mid-terraced home offers well-balanced accommodation and modern features, making it an excellent choice for families.

The property welcomes you into a bright entrance hall leading through to a light-filled front-aspect lounge, perfect for everyday living. This flows into a dedicated dining area, enhanced by a rear bay window that draws in plenty of natural light. To the rear, the extended kitchen/diner forms the heart of the home, finished to a high standard with solid wood worktops, a freestanding gas cooker, ample storage, and a breakfast bar ideal for casual dining. A ground floor WC adds further practicality.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in storage and a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with bath and mixer tap.

Externally, the fully enclosed rear garden offers a combination of patio, lawn, and decking—perfect for entertaining or enjoying peaceful outdoor time—along with a timber shed for storage. The property is further complemented by a garage and driveway, providing convenient off-road parking.

Additional benefits include refitted electrics

throughout and useful attic storage. Set in a quiet yet well-connected location, Watermead Village offers a range of local amenities including a pub, post office, dentist, takeaways & salon, all within easy reach—ideal for family life with a touch of countryside.

Entrance Hall

Door to front
Pine flooring

Lounge

14' 4" max x 12' 8" max (4.37m max x 3.86m max)
Window to front
Pine flooring underfoot
Radiator

Dining Room

8' max x 7' 5" max (2.44m max x 2.26m max)
Bay window to rear
Pine flooring
Radiator

Kitchen

11' 6" max x 7' 1" max (3.51m max x 2.16m max)
Window to rear
Door to rear
Tiling underfoot
Freestanding gas oven
Boiler

Sink/drainer
Wall and base units
Solid wood worktops
Breakfast bar

Landing

Carpet underfoot
Loft access
Airing cupboard

Bedroom One

10' 8" max x 9' 7" max (3.25m max x 2.92m max)
Window to front
Two built in wardrobes
Radiator
Carpet underfoot

En-Suite

Window to front
WC
Wash hand basin
Shower cubicle
Tiling underfoot
Part tiling
Towel radiator

Bedroom Two

9' 7" max x 7' 9" max (2.92m max x 2.36m max)
Window to rear
Carpet underfoot
Radiator

Bedroom Three

11' 7" max x 6' 4" max (3.53m max x 1.93m max)
Window to rear
Carpet underfoot
Radiator

Bathroom

Window to rear
Tiling underfoot
Part tiling
Bath/mixer

Rear Garden

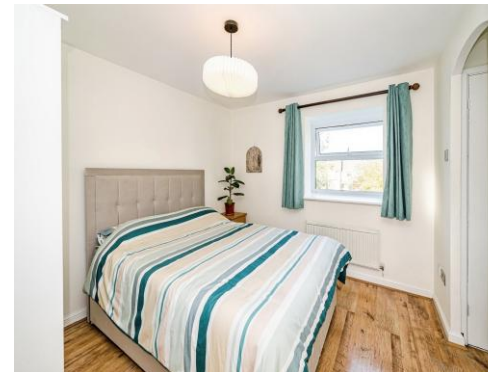
Patio
Laid lawn
Decking
Timber shed

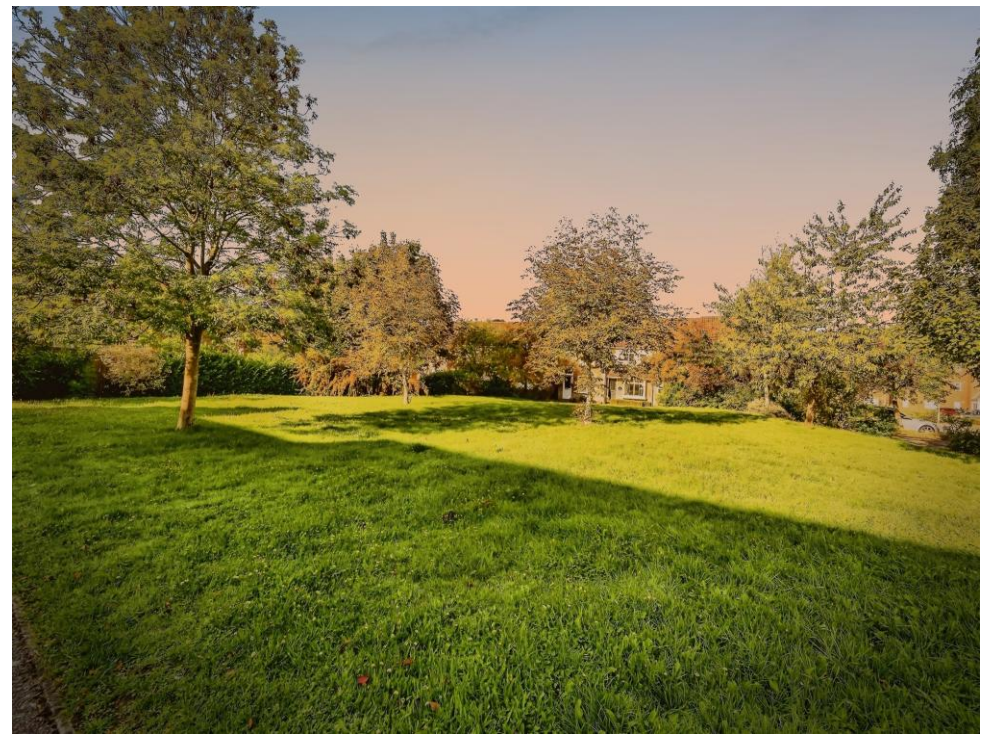
Parking

Driveway parking

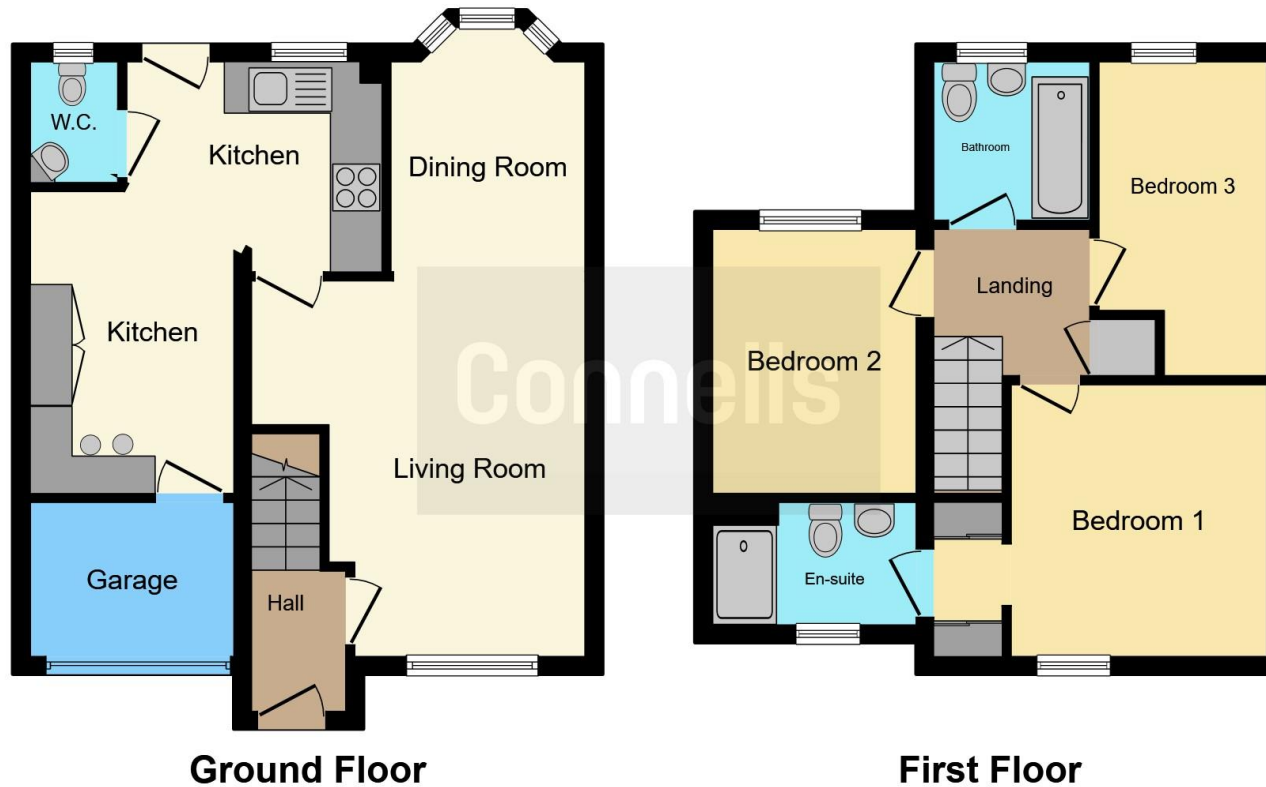
Garage

6' 3" max x 8' 1" max (1.91m max x 2.46m max)
Up and over door









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.focalagent.com

To view this property please contact Connells on

T 01296 395 111

E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312643



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312643 - 0009