KESTREL WAY, WATERMEAD, AYLESBURY

PRICE £645,000

FREEHOLD

A spacious four bedroom detached family home situated in the highly sought-after area of Watermead, tucked away on a private road and enjoying open field views to the rear. Offering versatile accommodation throughout, the property features multiple reception rooms, a well appointed kitchen, utility room and downstairs cloakroom. Upstairs has four double bedrooms, including a master bedroom with en suite, alongside a family bathroom. Outside, the home benefits from a larger than average plot with a wrap around garden, garage and driveway.

GEORGE DAVID

KESTREL WAY

• FOUR DOUBLE BEDROOM DETACHED FAMILY HOME • SOUGHT AFTER WATERMEAD LOCATION • TUCKED AWAY ON A PRIVATE ROAD • BACKING ONTO OPEN FIELDS • GARAGE, DRIVEWAY & EV CHARGING POINT • CLOAKROOM & UTILITY • MULTIPLE RECEPTION ROOMS • LARGER THAN AVERAGE WRAP AROUND GARDEN OFFERING SPACE TO EXTEND • KITCHEN WITH INTEGRATED APPLIANCES • EN SUITE TO MAIN BEDROOM

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 entered via an entrance hall featuring stairs rising to the first floor, an under stairs storage cupboard and a convenient downstairs cloakroom. To the front of the property is a versatile family room, perfect for use as a playroom, home office or additional reception space. The living room provides an excellent entertaining area and benefits from a feature fireplace along with double doors opening onto the rear garden.

The kitchen is well equipped with an inset gas hob and extractor fan, integrated oven and grill, integrated fridge freezer and dishwasher, alongside ample cupboard storage and worktop space. Leading from the kitchen is a bright and airy sunroom enjoying lovely views over the garden, with plenty of space for furniture and doors opening out onto the patio. The utility room has space for washing machine and side access.

To the first floor, the landing offers access to a boarded loft and an airing cupboard. There are four bedrooms, with built-in wardrobes to bedrooms one, two and three. The main bedroom benefits from an en suite comprising a walk-in shower, wash hand basin with vanity unit, WC and heated towel rail. A family bathroom completes the accommodation.

Externally, the property boasts a superb wrap around garden backing onto open fields, offering a wonderful degree of privacy and outdoor space. The garden is mainly laid to lawn with multiple patio areas, established trees and shrubs, a garden shed and gated side access to the front.

Further benefits include a garage with light and power, along with a driveway providing off-road parking.

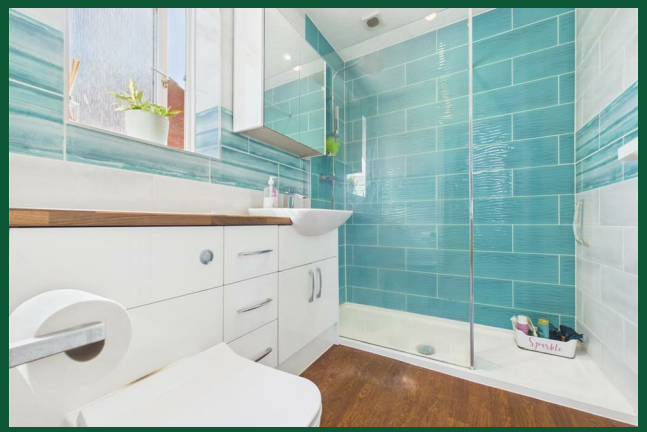
INFORMATION FOR BUYERS

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.

KESTREL WAY



KESTREL WAY

ADDITIONAL INFORMATION

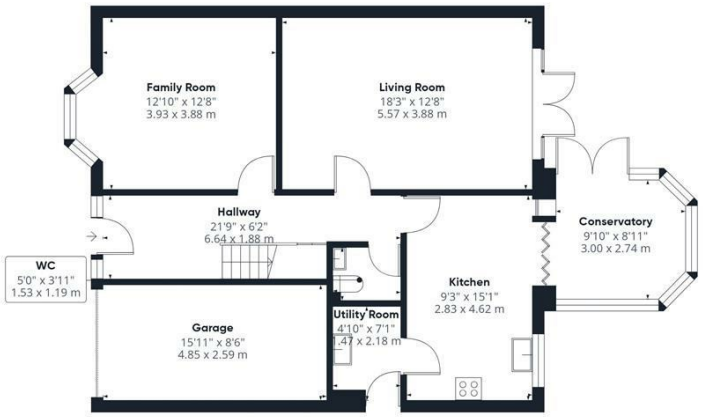
Local Authority – Buckinghamshire

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1781.00 sq ft

Tenure – Freehold



Ground Floor

Floor 1

Approximate total area(1)

1781 ft²

165.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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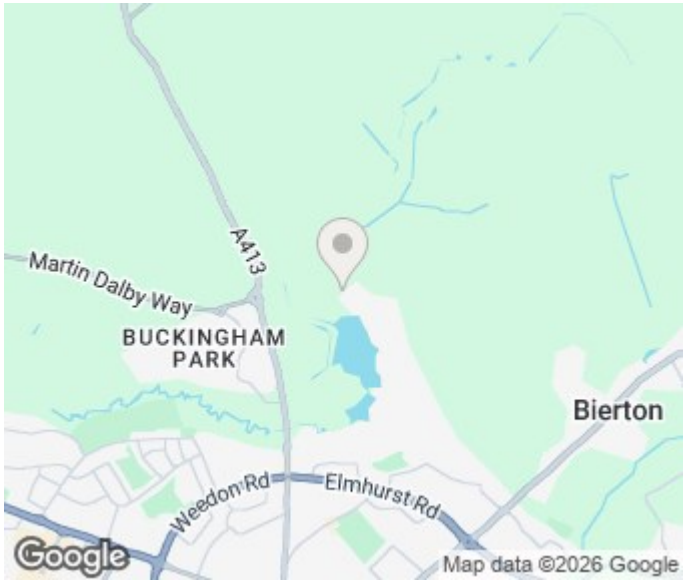

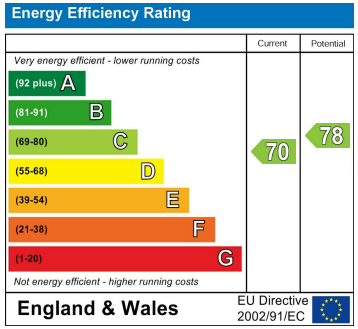

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk