



## SHELDUCK CLOSE, WATERMEAD, AYLESBURY

OFFERS IN EXCESS OF £239,950

FREEHOLD

A one bedroom terraced house located in the sought-after Watermead development, ideally positioned close to the lake and piazza. Offered with no upper chain, the property features an open-plan living room and kitchen, a double bedroom, and a bathroom. Externally, there is a front garden and allocated parking, making this an ideal first-time purchase or investment opportunity.



# SHELDUCK CLOSE

- SOUGHT AFTER WATERMEAD DEVELOPMENT
- ONE BEDROOM TERRACED HOUSE
- NO UPPER CHAIN
- CLOSE TO LAKE AND PIAZZA
- DOUBLE BEDROOM WITH BUILT-IN WARDROBES
- FRONT GARDEN
- ALLOCATED PARKING SPACE
- OPEN PLAN LIVING / 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 accommodation begins with an entryway, which has a further door leading into the main living space. The living room features a bay window to the front aspect and stairs rising to the first floor, creating a pleasant and practical layout.

To the rear, the kitchen offers space for a cooker, fridge, washing machine and a handy storage cupboard.

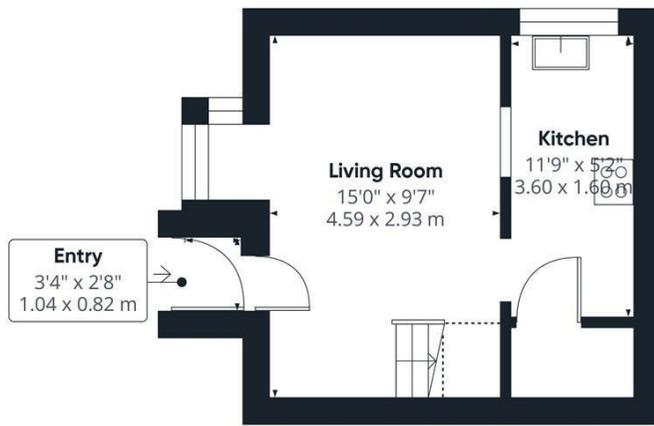
On the first floor, the landing provides loft access and an airing cupboard. The double bedroom benefits from built-in wardrobes, offering ample storage. The accommodation is completed by a bathroom.

Externally, the property enjoys a front garden with a gravelled area and shrub border, providing an

attractive approach to the home. There is an outside cupboard offering extra storage space. An allocated parking space is also included, adding further convenience.

## SHELDUCK CLOSE





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
438 ft<sup>2</sup>  
40.8 m<sup>2</sup>

**Reduced headroom**  
7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

