



## WHINCHAT, WATERMEAD, AYLESBURY

**OFFERS IN EXCESS OF £387,500**  
**FREEHOLD**

Situated at the end of a CUL-DE-SAC this property offers a high degree of privacy to the front and rear, and is a stones throw from the iconic WATERMEAD LAKE. The property benefits from:  
**FOUR BEDROOMS - Refitted shower room - SOUTH FACING REAR GARDEN**



# WHINCHAT

• SOUGHT AFTER WATERMEAD  
DEVELOPMENT • FOUR BEDROOM  
TOWNHOUSE • BRIGHT OPEN-PLAN KITCHEN/LIVING  
AREA • FULLY PAVED REAR GARDEN • ALLOCATED  
PARKING TO THE REAR • FEW MINUTES WALK FROM  
THE LAKE • SET OVER THREE FLOORS • KITCHEN  
WITH INTEGRATED APPLIANCES • TWO  
BATHROOMS



## 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

On entering the property, you are welcomed into a bright and contemporary open-plan kitchen/living area. The stylish kitchen is fitted with an inset gas hob, integrated oven, microwave, dishwasher, and washer/dryer, along with ample storage. The generous living and dining space provides plenty of room for sofas, a dining table, and additional furnishings, with double doors opening directly onto the rear garden.

The first floor comprises two bedrooms and a family bathroom. The second floor offers two further bedrooms and an additional bathroom, making this an ideal layout for families or those seeking flexible living arrangements.

Outside, the property benefits from a fully paved rear

garden with gated access leading to the parking area. The home also comes with an allocated parking space to the rear.

## WHINCHAT





## WHINCHAT

### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

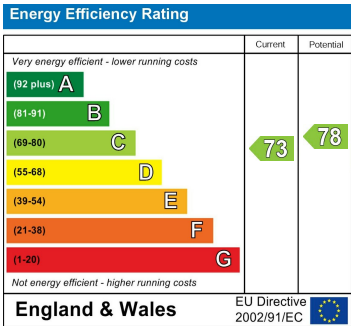
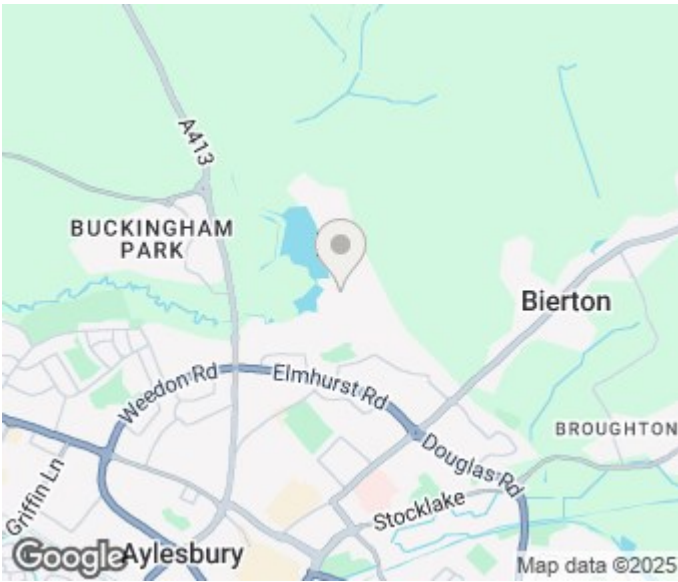
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 919.00 sq ft

**Tenure** – Freehold





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

