THE PLOVER, WATERMEAD, AYLESBURY

PRICE £375,000

FREEHOLD

A three bedroom end-of-terrace home situated in the highly sought-after Watermead development, ideally located close to the lake and piazza. Offered to the market with no upper chain, the property features a spacious living room, kitchen/diner, sunroom, three bedrooms and a family bathroom. Further benefits include an enclosed rear garden, garage and driveway parking.

GEORGE DAVID

THE PLOVER

• SOUGHT AFTER WATERMEAD DEVELOPMENT • THREE BEDOOM HOUSE • NO UPPER CHAIN • DUAL ASPECT LIVING ROOM • ENCLOSED REAR GARDEN • SUNROOM • GARAGE AND DRIVEWAY • CLOSE TO LAKE AND PIAZZA

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. The dual-aspect living room provides a bright and comfortable space with ample natural light.

The kitchen/diner is fitted with a range of units and work surfaces incorporating an inset gas hob with oven below, splashback and cooker hood over. There is an integrated dishwasher, space for a fridge and washing machine, and ample room for a dining table and chairs. A useful storage cupboard adds practicality. Leading from the kitchen is a sunroom offering additional reception space, with doors opening directly onto the rear garden.

The first floor landing provides access to the loft and leads to three bedrooms, with built-in wardrobes to bedrooms one and two. The fully tiled family bathroom is fitted with a bathtub featuring a mixer tap with shower attachment and overhead shower, wash hand basin and WC.

Externally, the enclosed rear garden is mainly laid to lawn with a patio seating area, gated side access to the front, and a door leading into the garage. To the front of the property is a gated garden area alongside a driveway providing off-road parking and access to the garage, which benefits from both light and power.

INFORMATION FOR BUYERS

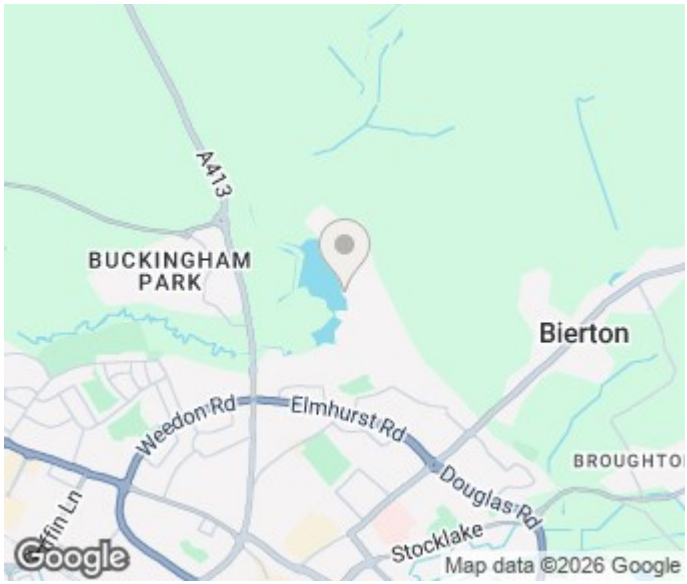
Before we can enter offer negotiations on a property, we require the following:

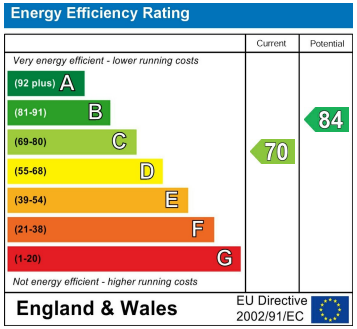
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

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.

THE PLOVER





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