



LARK VALE, WATERMEAD, AYLESBURY

PRICE £425,000
FREEHOLD

A well presented three bedroom family home, ideally situated on the sought after Watermead development. The ground floor comprises a welcoming living room, kitchen/diner and a bright and versatile sunroom. Upstairs, there are three bedrooms, including an en-suite, along with a family bathroom. Outside, the property benefits from a garden, garage and private driveway, providing excellent outdoor space and ample parking. An appealing family home in a popular residential development.



LARK VALE

• SOUGHT AFTER WATERMEAD
DEVELOPMENT • THREE BEDROOM FAMILY
HOME • GREAT ORDER
THROUGHOUT • KITCHEN/DINER • EN SUITE
TO MAIN BEDROOM • GARAGE AND
DRIVEWAY • VERSATILE
SUNROOM • ENCLOSED REAR GARDEN



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

Upon entering, the property opens into a welcoming living room, which features a charming bay window with custom-fitted shutter blinds, a feature electric fireplace creating a pleasant focal point, useful under-stairs storage cupboard and stairs rising to the first floor.

The kitchen/diner is comprises an inset gas hob, electric oven and cooker hood, together with an integrated fridge. There is space and plumbing for a washing machine, while the dining area provides room for a dining table and chairs. New boiler installed in 2025. The kitchen leads through to a bright and versatile sunroom, which benefits from doors opening directly onto the rear garden.

To the first floor, there are three bedrooms, along with

loft access providing additional storage potential. The main bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a separate family bathroom.

Externally, the property enjoys an enclosed rear garden comprising a paved patio area, lawn and built-in planters. Gated rear access provides additional convenience, while a courtesy door gives direct access into the garage.

The garage is fitted with an up-and-over door and benefits from both lighting and power. A driveway positioned directly in front of the garage provides off-road parking. There is also an EV charging point.

Overall, this is a superb family home, presented in great order throughout and occupying a popular position on the highly sought after Watermead development. The property offers versatile living accommodation, attractive outdoor space, garage and parking, making it an excellent choice for a wide range of buyers.

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.

LARK VALE





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ADDITIONAL INFORMATION

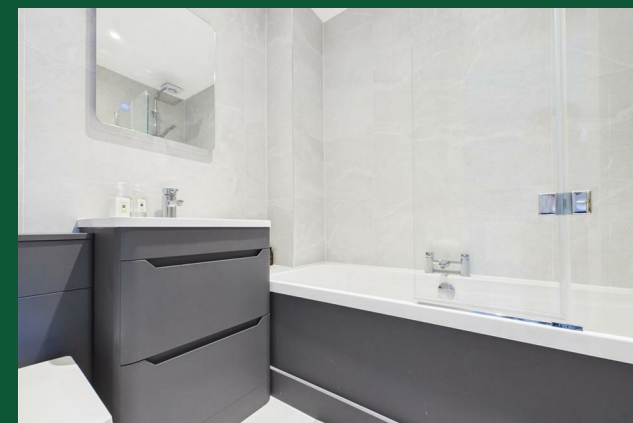
Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1002.00 sq ft

Tenure – Freehold





Ground Floor



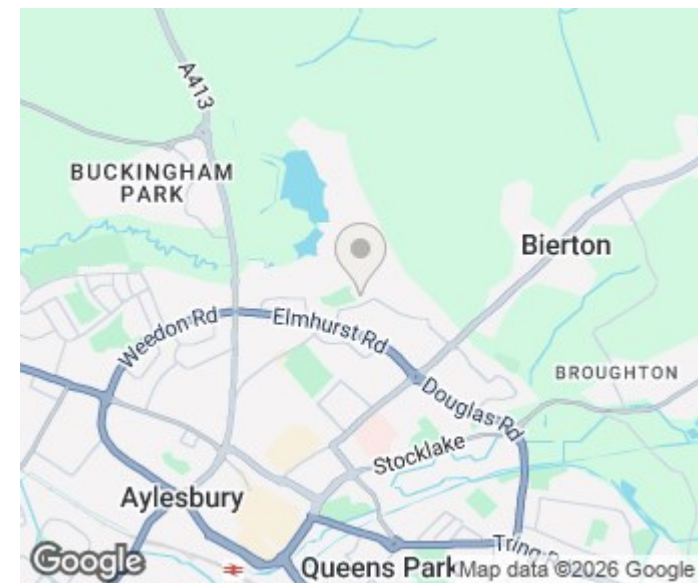
Floor 1

Approximate total area⁽¹⁾
1002 ft²
93.2 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.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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