



## KESTREL WAY, WATERMEAD, AYLESBURY

PRICE £650,000

FREEHOLD

Situated in the sought after Watermead development and offered to the market with no upper chain, this spacious and versatile four bedroom detached family home provides well-balanced accommodation throughout. The ground floor features a living room, separate dining room, kitchen, utility room, downstairs WC, family room and an additional office/playroom. Upstairs, there are four bedrooms, including a master bedroom with en-suite, together with a family bathroom. Externally, the property benefits from a garden, garage, and driveway parking, making it an ideal home for growing families.



# KESTREL WAY

- WATERMEAD DEVELOPMENT • FOUR BEDROOM
- DETACHED FAMILY HOME • NO UPPER
- CHAIN • SPACIOUS & VERSATILE
- ACCOMMODATION • FAMILY ROOM &
- OFFICE/PLAYROOM • EN SUITE TO MASTER
- BEDROOM • GARAGE AND DRIVEWAY • ENCLOSED
- REAR GARDEN • SEPARATE DINING ROOM • UTILITY
- & DOWNSTAIRS WC



## 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 a welcoming entrance hall featuring stairs rising to the first floor and an understairs cupboard. The spacious living room enjoys a bay window to the front aspect, creating a bright and airy feel, whilst a feature fireplace forms an attractive focal point. Double doors lead through to the separate dining room, providing an excellent space for entertaining and family meals. The dining room benefits from doors opening directly onto the rear garden.

The kitchen is well-equipped with a range of fitted units and incorporates an inset gas hob with oven, grill and cooker hood, together with integrated appliances including a dishwasher, wine cooler and coffee machine. A breakfast bar provides additional seating. Adjacent to the kitchen is a practical utility

room offering space for a fridge freezer, washing machine and tumble dryer, with a door providing side access to the property.

Further enhancing the flexibility of the accommodation is a versatile family room, currently being used as a study. This leads through to an additional reception space, making it ideal for those working from home or a hobby room.

On the first floor, the landing provides access to the loft space and includes an airing cupboard. There are four well-proportioned bedrooms, with built-in wardrobes to bedrooms one, two and three. The master bedroom benefits from its own en-suite shower room. The family bathroom is fitted with a bathtub featuring a shower attachment, a separate shower cubicle, WC and wash hand basin set within a vanity unit.

Externally, the rear garden has been designed for ease of maintenance and enjoyment, featuring a patio seating area, lawn and a variety of mature shrubs. To the front, a block-paved driveway provides off-road parking and leads to the garage, which benefits from light and power.

This attractive family home combines generous living space with a desirable location, making it an excellent opportunity for a wide range of buyers.

## KESTREL WAY





## KESTREL WAY

### ADDITIONAL INFORMATION

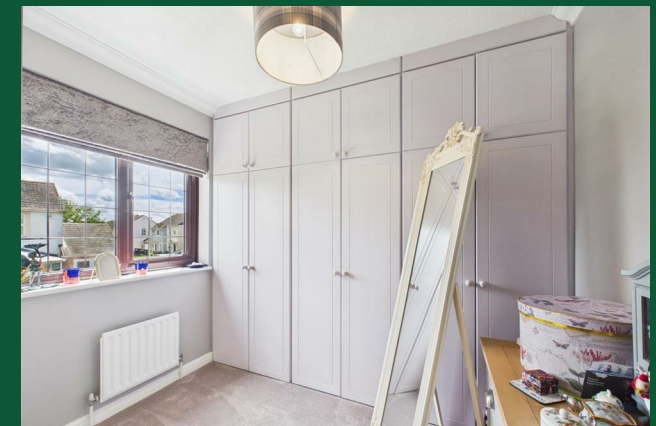
**Local Authority** – Buckinghamshire

**Council Tax** – Band F

**Viewings** – By Appointment Only

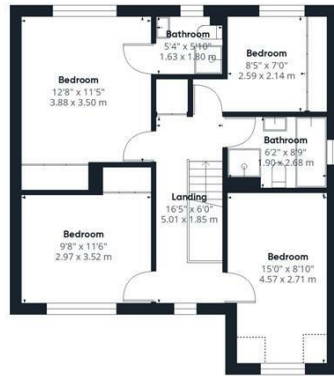
**Floor Area** – 1544.00 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1544 ft<sup>2</sup>  
 143.4 m<sup>2</sup>

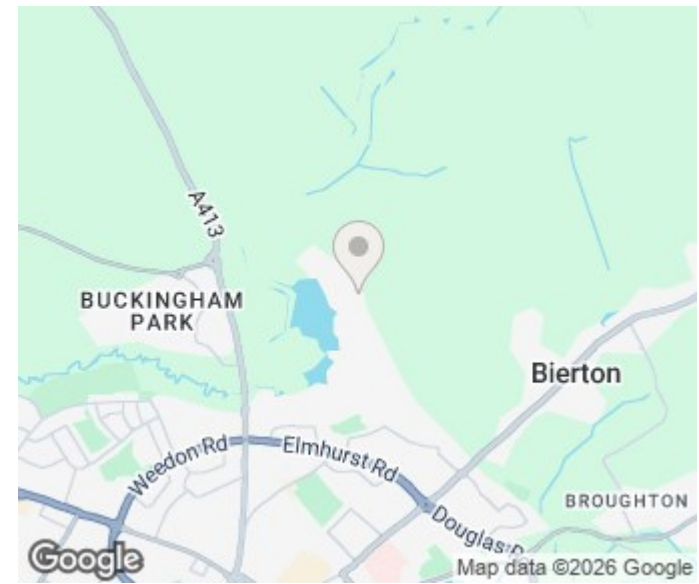
Reduced headroom  
 10 ft<sup>2</sup>  
 1 m<sup>2</sup>

(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	72	78
(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

George David & Co  
 46 High Street  
 Aylesbury  
 HP20 1SE

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

