



The Comfrey

| Aylesbury | Buckinghamshire | HP19 0FL



# The Comfrey

| Aylesbury | Buckinghamshire | HP19 0FL

Williams Properties are pleased to welcome to the market this double fronted three bedroom detached home on the desirable Watermead development in Aylesbury. The property itself consists of a living room, kitchen/diner, conservatory, downstairs WC, three bedrooms, en-suite and family bathroom. Outside, is a spacious garden, with potential to extend (STPP), garage and driveway parking for four vehicles. Viewing is strongly recommended on this fantastic family home.

## Guide price £475,000

- Three Bedrooms
- Potential to Extend (STPP)
- Views Over Fields
- Desirable Area
- Detached
- En-Suite to Master Bedroom
- Kitchen/Diner
- Viewing Highly Recommended

### Watermead

Watermead is a picturesque and highly sought after lakeside development offering good bus links via the Water Rider to the town centre and surrounding areas. The Piazza is at the heart of the Watermead community and consists of a Public House/Restaurant, Chinese Takeaway, Beauty Salon, News Agents/Local Store, Dentist, Vet and a Village Hall.

### Council Tax

Band E

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance

Enter via the front door into the entrance hall. There are doors leading to the kitchen/diner, living room, downstairs WC and understairs storage. Stairs rise to the first floor landing. There is underfloor heating throughout the entrance hall.

### Living Room

Living room consists of carpet laid to the floor, windows to the side and front aspects, double doors leading to the rear garden and an open fire place. There is space for a three piece suite and other living room furniture.



The property is located on the popular Watermead development in Aylesbury, and is positioned within walking distance to all amenities including a family pub/restaurant, convenience store and Post Office, hairdressers, vet and takeaway. There are good transport links with easy access to the A413 towards Buckingham and Aylesbury Town Centre is easily accessible on foot or by bus or car.



**Kitchen/Diner**

Kitchen/diner consists of tiles laid to the floor and a range of wall and base mounted units, with granite worktops. Inset oven, gas hob and overhead extractor fan. Inset porcelain sink with mixer tap. There is an integrated dishwasher, with space for a fridge/freezer. There is space for a dining set and other dining room furniture. Window to the front aspect and double doors leading to the conservatory.

**Conservatory**

Conservatory consists of tiles laid to the floor, windows to all aspects and double doors leading to the rear garden. There is space for a range of different furniture.

**Downstairs WC**

Downstairs WC consists of tiles laid to the floor, with underfloor heating and tiles to splash sensitive areas. There is a hand wash basin and low level WC. Window to the front aspect.

**First Floor**

Carpeted stairs rise to the first floor landing. There are doors leading to all three bedrooms and family bathroom.

**Master Bedroom and En-Suite**

Master bedroom consists of carpet laid to the floor, built in wardrobes, window to the rear aspect and a door leading to the en-suite. There is space for a double bed and other bedroom furniture. En-suite consists of tiles laid to the floor and to the surround. There is a shower cubicle, hand wash basin and low level WC. Window to the front aspect.

**Bedroom Two**

Bedroom two consists of carpet laid to the floor, built in storage and a window to the front aspect. There is space for a double bed and other bedroom furniture.

**Bedroom Three**

Bedroom three consists of carpet laid to the floor and a window to the rear aspect. There is space for a bed and other bedroom furniture.

**Family Bathroom**

Family bathroom suite consists of tiles laid to the floor and to the surround. There is a paneled bathtub, hand wash basin and low level WC. Window to the front aspect.

**Rear Garden**

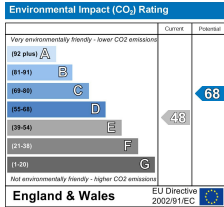
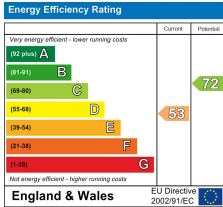
Large wrap around enclosed rear garden with patio leading from the living room and conservatory, with grass and decking laid to the remainder. There is a door leading to the garage and two gates for side access.

**Garage and Parking**

Single garage with power and light to the side of the property with driveway parking in front for up to four vehicles.

**Buyer Notes**

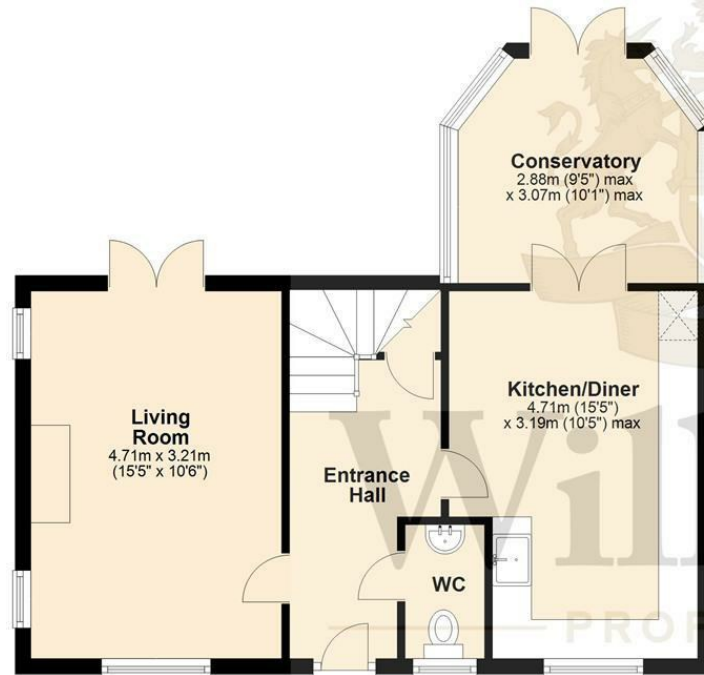
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





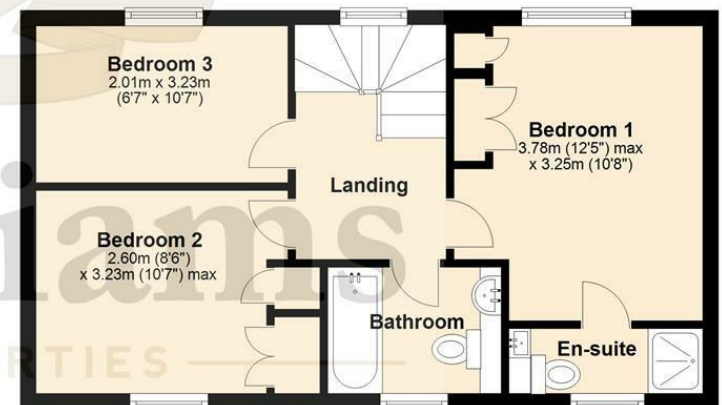
## Ground Floor

Approx. 48.7 sq. metres (524.0 sq. feet)



## First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 89.4 sq. metres (962.7 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.



**Williams Properties**  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

**Email:** sales@williamsaylesbury.co.uk  
**Web:** www.williamsaylesbury.co.uk  
**Tel:** 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.