



Lark Vale

Watermead | Aylesbury | Buckinghamshire | HP19 0YP



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Williams Properties are pleased to welcome to the market this excellent three bedroom staggered terrace home on the desirable Watermead development in Aylesbury. The property itself consists of a living room, kitchen area, conservatory area, utility, three bedrooms, family bathroom and en-suite. Outside there is a rear garden, single garage and driveway parking for one vehicle. Viewing is strongly recommended on this fantastic family home.

Guide price £335,000

- Three Bedrooms
- En-Suite to Master Bedroom
- Utility Room
- Garage and Driveway
- Staggered Terrace
- Desirable Location
- Conservatory
- 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 D

Local Authority

Buckinghamshire Council

Services

All main services available.

Entrance

Enter via the front door into the porch, with a further door leading to the living room.

Living Room

Living room consists of carpet laid to the floor, bay window to the front aspect, a door leading to the kitchen area and stairs rising to the first floor landing. 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 Area

Kitchen area consists of wooden flooring and a range of base and wall mounted units, with wooden worktops. Inset oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a dishwasher, with space for a fridge/freezer. There is a window to the rear aspect, door leading to the utility room and an opening joining with the conservatory.

Conservatory Area

Conservatory consists of wooden flooring, double doors leading to the rear garden and windows to the rear and side aspects. There is space for a dining set and a range of other furniture.

Utility

Utility consists of wooden flooring, window to the rear aspect and doors leading to the rear garden and the garage. There is range of wall and base mounted units, with roll on worktops. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a washing machine.

First Floor

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

Master Bedroom and En-Suite

Master bedroom consists of carpet laid to the floor, windows 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 splash sensitive areas. There is a large shower cubicle, hand wash basin and low level WC. Window to the rear aspect.

Bedroom Two

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

Bedroom Three

Bedroom three consists of carpet laid to the floor, storage cupboard and windows to the front 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 splash sensitive areas. There is a paneled bathtub, hand wash basin and low level WC.

Rear Garden

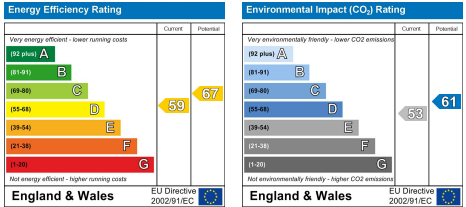
Enclosed rear garden with patio leading from the conservatory and utility, with grass laid to the remainder.

Garage and Parking

There is a single garage to the side of the property with power and light, with a driveway in front for one vehicle.

Buyer Notes

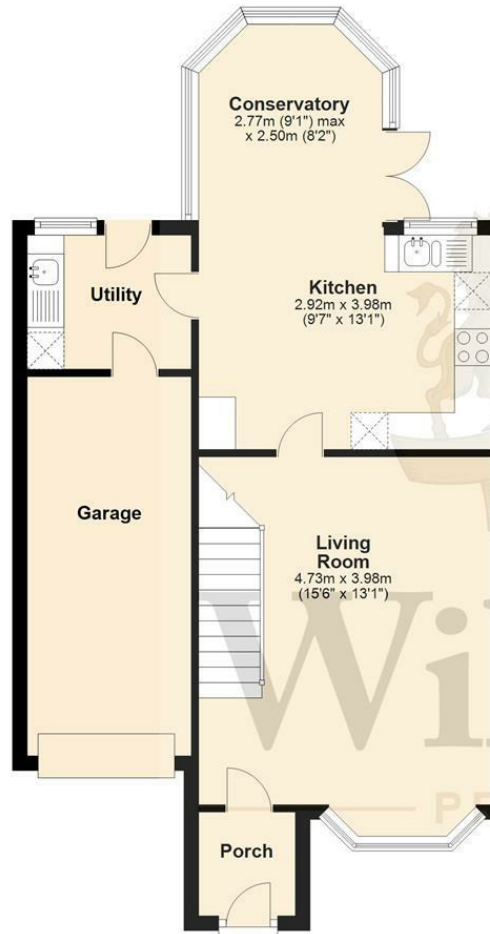
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





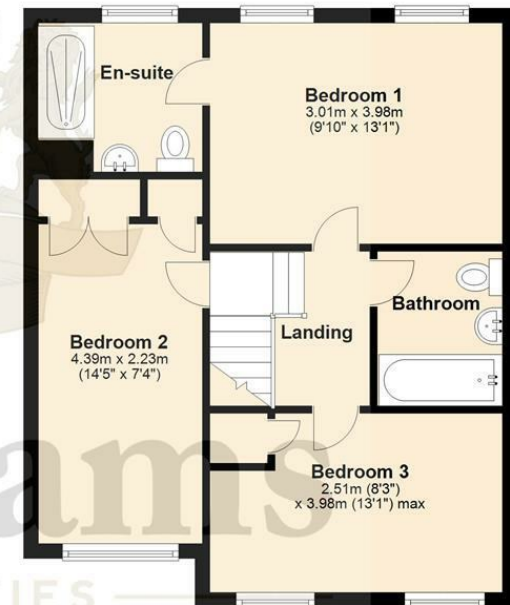
Ground Floor

Approx. 56.3 sq. metres (606.4 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



Total area: approx. 103.9 sq. metres (1118.9 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.



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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.