



91 Lark Vale

| Aylesbury || HP19 0YP



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Williams Properties are pleased to welcome to the market this delightful three bedroom linked detached property on the desirable Watermead development in Aylesbury. The property has been recently renovated to a high standard and consists of a living room, newly fitted kitchen/diner, office space, downstairs WC, three bedrooms and a newly refurbished family bathroom and en-suite. Outside there is a landscaped rear garden with a summerhouse and driveway parking. Viewing is strongly recommended.

£435,000

- Popular Watermead Development
- Newly Fitted Kitchen-Diner
- Downstairs Cloakroom
- Driveway Parking
- Newly Refurbished Bathroom & En-suite
- Separate Office
- Link-Detached Property
- Three Bedrooms

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

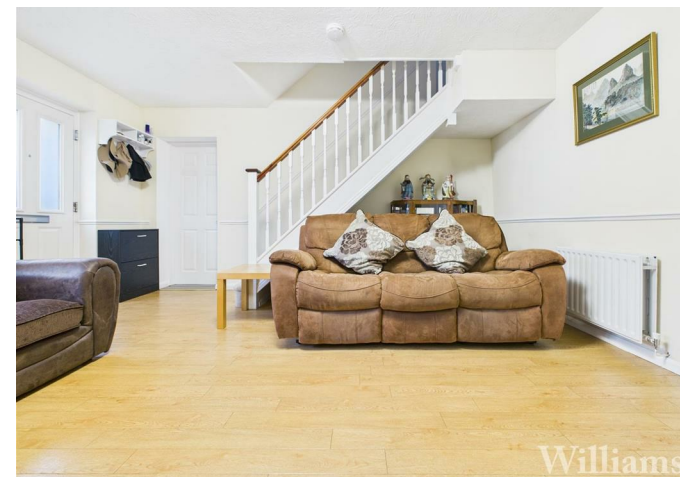
Buckinghamshire Council

Services

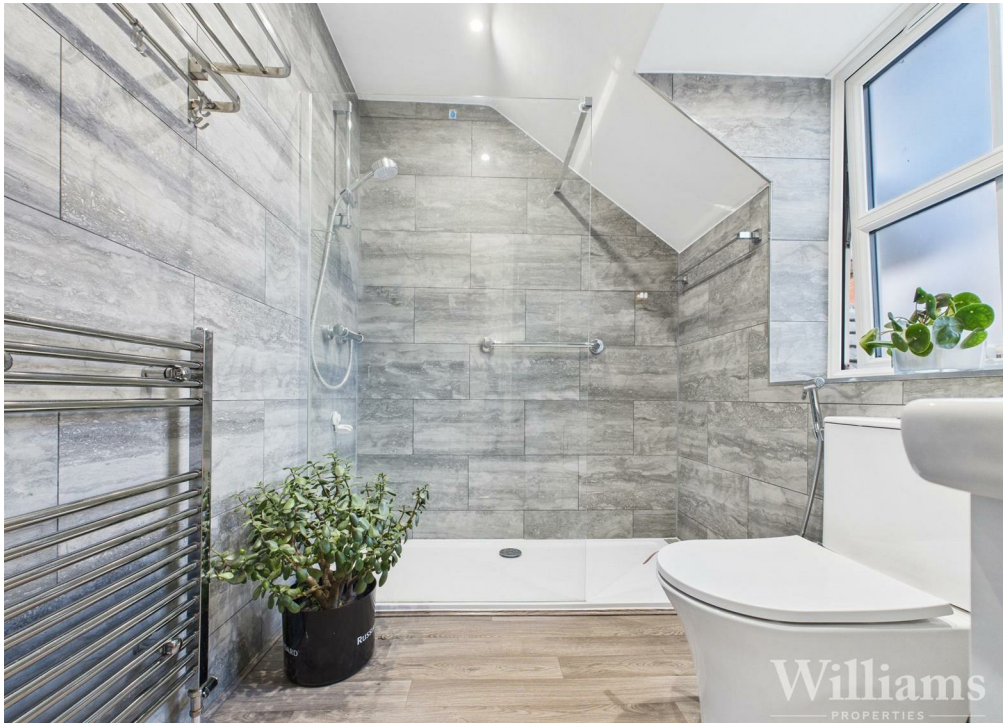
All main services available

Living Room

Enter through the front door into the living room with a bay window to the front aspect, feature fireplace with surround, wood effect flooring, light pendant to ceiling, space for a sofa set and other furniture. Stairs rise to the first floor.



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

The newly fitted kitchen consists of a range of wall and base mounted units with worktops, inset stainless steel sink bowl unit with mixer tap, inset ceramic hob, oven and extractor, integrated dishwasher, spotlights to ceiling, wall mounted radiator, wood effect flooring and features a breakfast bar with room for multiple bar stools. Dining area consists of room for a dining table and chair set or alternatively a sofa set to use as a snug area depending on use. French doors leading out into the rear garden.

Office

The office consists of wood effect flooring, a premium skylight fitted to the ceiling and spotlights to the surround. Window to the front aspect, space for a desk and other office furniture. There is also conveniently plumbing for a washing machine and tumble dryer.

WC

The newly fitted cloakroom features a frosted window to the front aspect, premium marble effect tiling, a corner hand wash basin, low level wc and wall mounted radiator.

Bedroom One & En-suite

Bedroom one consists of windows to the rear aspect, carpet laid to floor, radiator, light pendant to ceiling and space for a double bed and other furniture, door leading to the en-suite. The en-suite has been newly refurbished and features spotlights to the ceiling, modern ceiling tiling, a walk in shower cubicle with glass shower door, fitted towel rail, low level wc, hand wash basin and a frosted window to the rear aspect.

Bedroom Three

Bedroom three consists of a window to the front aspect, wood effect flooring, radiator, light fitting to ceiling and space for a double bed and other furniture.

Bedroom Two

Bedroom consists of windows to the front aspect, wood effect flooring, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bathroom

The newly fitted bathroom comprises of modern tiling, a low level wc, hand wash basin unit, panelled bathtub with overhead shower and glass screen, heated towel rail, frosted window to the side aspect and spotlights to ceiling.

Rear Garden

Fully enclosed rear garden with a paved patio leading to an area of artificial lawn laid and a newly constructed summerhouse with power and lighting.

Parking

Driveway parking for one vehicle in front.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

1086 ft²

100.9 m²

Reduced headroom

13 ft²

1.2 m²

(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



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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.