



Lark Vale

Watermead | Aylesbury | Buckinghamshire | HP19 0YP



Williams  
PROPERTIES



# Lark Vale

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

## Offers in excess of £425,000

- Watermead
- Three Bedrooms
- Garage & Driveway Parking
- En Suite To Master Bedroom
- Conservatory
- Link - Detached Property
- Sought After Location
- 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

### 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**

Kitchen consists of a range of wall and base mounted units with worktops, inset ceramic sink bowl unit with mixer tap, inset gas hob, oven and extractor, integrated fridge/freezer, space for dishwasher, spotlights to ceiling, wall mounted boiler and tiled flooring.

**Conservatory**

Windows to the surround, radiator, tiled flooring, ceiling light fan and a door leading out to the garden. Space for a dining table set.

**Utility**

Utility comprises a base mounted unit with worktop and inset sink bowl, space for washing machine and doors to the garage and rear garden.

**First Floor**

Doors to all bedrooms and bathroom.

**Bedroom & En Suite**

Bedroom 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. En suite comprises a panelled bathtub with shower attachment, pedestal hand wash basin, low level wc, tiling to splash sensitive areas, radiator and a frosted window.

**Bedroom**

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

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**Bathroom**

Comprising a low level wc, hand wash basin unit, enclosed shower cubicle, heated towel rail, extractor and spotlights to ceiling.

**Rear Garden**

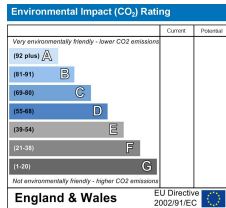
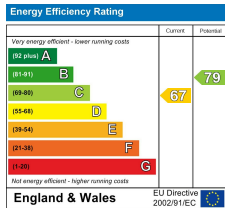
Fully enclosed rear garden with a paved patio leading to an area of artificial lawn laid.

**Garage & Parking**

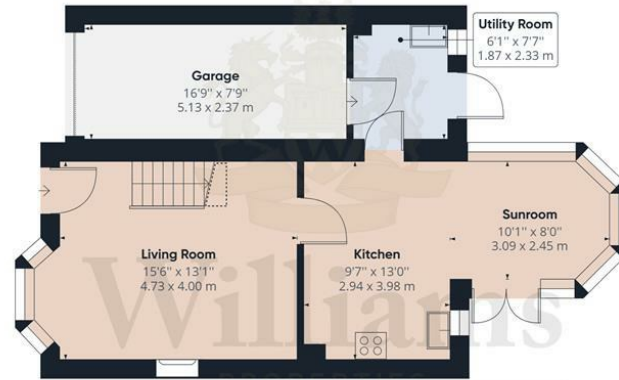
Integral garage with light and power. Driveway parking for one vehicle in front.

**Buyer Notes**

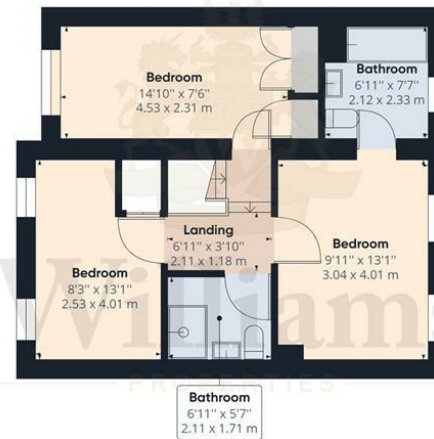
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1099.66 ft<sup>2</sup>

102.16 m<sup>2</sup>

Reduced headroom

14.14 ft<sup>2</sup>

1.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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.