

Welcome to

Lark Vale, Watermead Aylesbury HP19 0YP



nested
aylesbury

Amy Lee
07766913225
amy.lee@nested.com



Welcome to Lark Vale, Watermead

An exceptional three-bedroom link-detached family home, thoughtfully designed and recently renovated to offer modern living with a touch of elegance. Perfectly positioned within the picturesque and sought-after Watermead development, this property is offered with no upper chain, making it a seamless choice for your next move.

Ground Floor

The ground floor of this stunning family home has been meticulously designed to balance functionality with contemporary aesthetics. Upon entry, you are greeted by a welcoming sitting room, where the bay window fills the space with natural light, creating a warm and inviting atmosphere. The room's cosy layout makes it the perfect spot to relax with family or entertain guests.

At the heart of the home lies the open-plan kitchen and dining area, a standout feature thanks to the recent extension. This thoughtfully renovated space boasts a sleek breakfast bar, ample room for dining, and a seamless flow that encourages both family time and entertaining. The kitchen is equipped with plenty of storage, stylish worktops, and integrated appliances, making it a dream for culinary enthusiasts.

Adding to the practicality of the home, a dedicated utility room offers space for laundry and easy access to the integral garage & garden. The garage itself is fitted with power and lighting, making it a versatile space for storage or additional parking. From the utility room, you can step outside to the south-facing garden, which is the ideal spot for summer barbecues or peaceful evenings.



Reception Room



Reception Room



Second Reception Room



Second Reception Room & Kitchen



The Kitchen



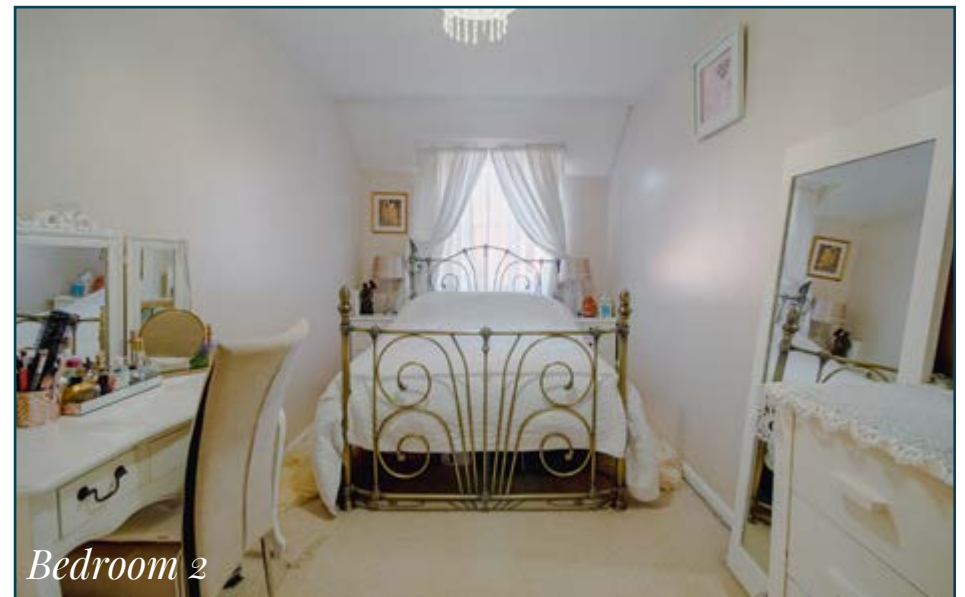
The Utility Room

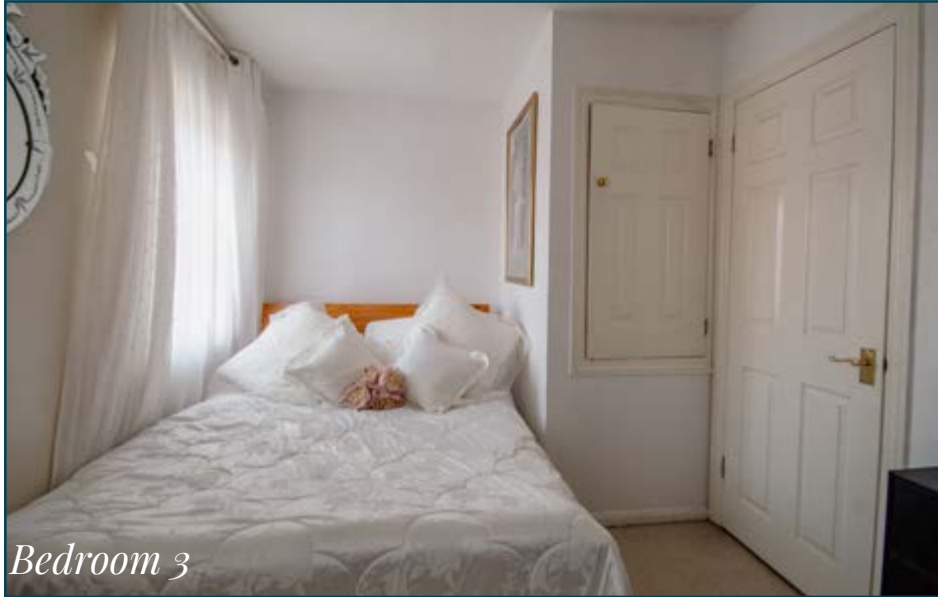
First Floor

The first floor offers three well-proportioned double bedrooms, each thoughtfully designed to provide space and comfort. The principal bedroom is a true retreat, featuring built-in wardrobes, an ensuite bathroom and a tranquil atmosphere for relaxation with natural light flooding through multiple windows.

The two additional double bedrooms offer flexibility to suit your needs, whether as guest rooms, children's bedrooms, or even a home office. Both rooms include ample storage space, adding to their appeal.

The family bathroom, recently renovated in 2023, showcases elegant fixtures and a fresh design, offering a serene space to unwind. The layout of the first floor ensures privacy and functionality, making it perfectly suited to family living.





Bedroom 3



The Bathroom



The Landing



The Garden

Local Area - Watermead, Aylesbury

Watermead offers a unique lifestyle, blending scenic beauty with modern convenience. Developed in the late 1980s, this lakeside community was designed to create a harmonious balance between nature and living. Enjoy peaceful walks around the lake, vibrant wildlife, and a charming plaza with local amenities, including cafes and restaurants. Its proximity to Aylesbury town centre, excellent schools, and transport links makes it the perfect location for families seeking tranquillity without sacrificing convenience.

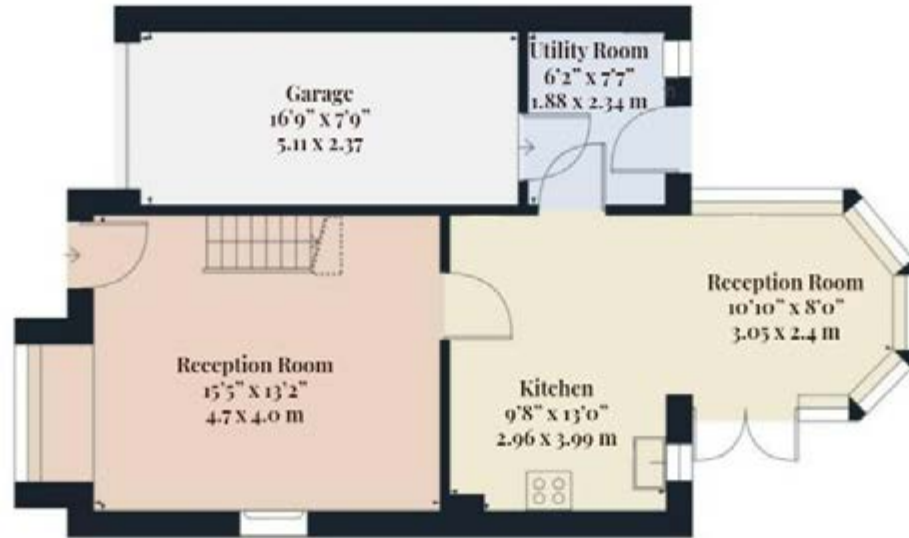
This is more than a home; it's a lifestyle opportunity. Don't miss the opportunity to view this beautiful home and discover why Watermead is one of Aylesbury's most coveted places to live. Book your viewing today!



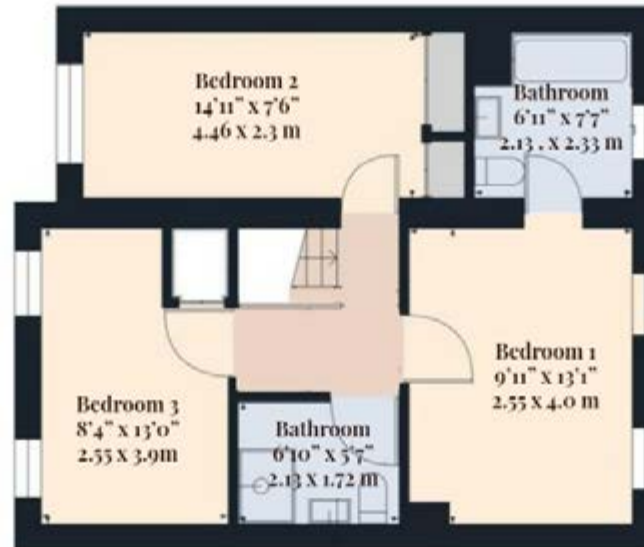
Ground Floor

Floor Plan

Total area 1116 sq. ft / 103.7 m²



First Floor



Disclaimer: Floor plans are provided for general guidance only and are not to scale. All measurements and areas are approximate. While every care has been taken in the preparation of this floor plan, potential buyers should not rely solely on this information, and are advised to verify dimensions, layout, and specifications personally. Any furnishings and features depicted are for illustration purposes only and may not represent the current state of the property.

The Finer Details

Tenure

Freehold

Property Type

Link Detached

EPC

D

Services

Water, Gas & Electricity

Gas & Electricity

So Energy

Council Tax Band

D

Local Authority

Aylesbury Vale

Broadband Provider

EE

Flood Risk

No

Conservation Area

No

Bedrooms

3

Reception Rooms

2

Bath/ Shower Rooms

2

Parking Availability

Driveway & Street Parking

Garden Orientation

South

Transportation

Aylesbury Train Station- 1.1 mi

Aylesbur Vale Train Station- 2.5 mi

Stoke Manderville Train Station- 12.9 mi

Education

St Louis Catholic Primary School
0.28 mi

Elmhurst School
0.44 mi

Stocklake Park Community School
0.58 mi

Aylesbury Grammar School
0.9 mi

Aylesbury High School
1.1 mi

