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Temptation comes in many forms...



Aylesbury

OFFERS IN EXCESS OF £400,000

Aylesbury

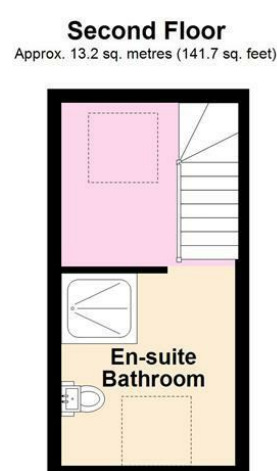
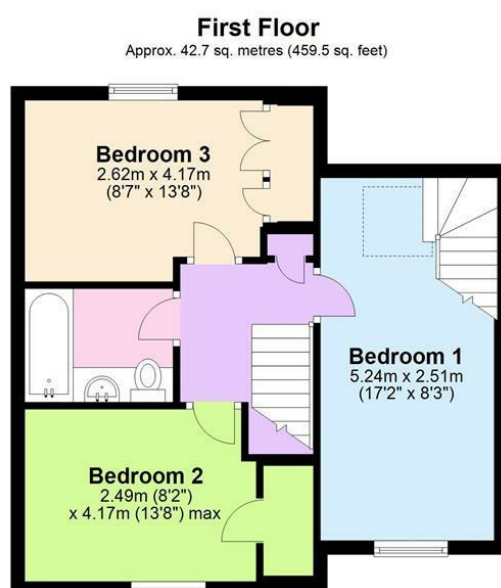
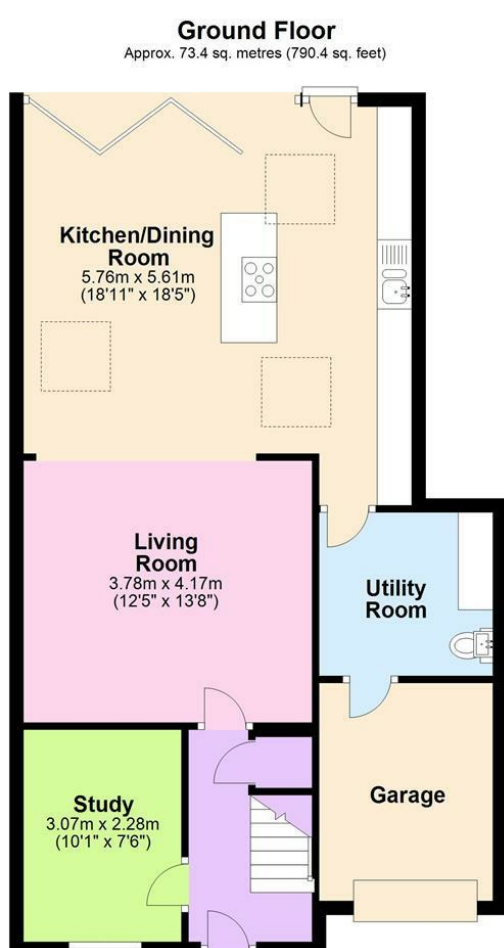
OFFERS IN EXCESS OF

£400,000

A wonderful semi detached home in this sought after lakeside development with stunning open plan kitchen/breakfast/dining living room and ensuite main bedroom.



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Total area: approx. 129.3 sq. metres (1391.6 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A rarely available semi detached home which has been extended to the rear with a stunning kitchen/dining room and to the side provided a stunning master bedroom suite.



Ground Floor

As you open the front door your eyes are immediately drawn through the property to the stunning ground floor extension which is open plan but zoned into a living room space, dining room space and kitchen/ breakfast room with central island breakfast bar with hob over and a whole bank of fitted base and eye level units running the length of one wall. This open plan living space is swamped with natural light from bi-folding doors opening to the rear garden and three Velux windows to the roof elevations. A door from here opens to a useful 'lootility room' which is fitted with a combination low level wc/wash basin and offers ample space and plumbing for a washing machine and tumble drier. A dedicated study/family room which overlooks the front of the property completes the ground floor.

First Floor

A spacious landing area has doors opening to all three double bedrooms and to the family bathroom which has been refitted with a high quality suite comprising of panelled bath, wash basin and wc with concealed cistern. The master bedroom benefits from dual aspect lighting with a window to the front and Velux window to the rear and has stairs rising to a second floor level where a dedicated space houses the ensuite shower room which also has a combination low level wc/wash basin and a second Velux window to the front.

Outside

Block paved driveway to the front with recessed up-lighters provides parking for two cars and leads to a garage space which provides ample storage space. The rear garden is south/east facing in aspect with a raised timber deck immediately to the rear of the house with the main part of the garden laid to artificial grass. Fully enclosed by fencing this is an ideal outside entertaining space.

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The Location

There is a surrounding network of footpaths around the lakes and over open fields. Local amenities include The Watermead Inn, with al fresco dining overlooking the lake, a convenience store, a hairdresser, a florist, dental and veterinary surgeries, and a community hall. Aylesbury town centre (2 miles) has shopping, social and sports facilities, restaurants, the Waterside Theatre, and schooling for all ages, including grammar schools, a college and university. Aylesbury station is two miles away with trains to Marylebone taking 56 minutes.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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