



Waterlily, Watermead HP19 0FJ



welcome to

Waterlily, Watermead

Nestled within a cul-de-sac in the sought-after lakeside development of Watermead, this well-presented three-bedroom link detached family home combines comfort, convenience, and natural beauty in equal measure. From the moment you step through the welcoming entrance hall, the sense of space and light is immediately apparent. The generous living room offers a relaxing retreat, while the bright and airy kitchen/diner provides the perfect setting for family meals and entertaining guests. A sunroom/conservatory extends the living space further, seamlessly connecting the interior to the outdoors and creating an inviting spot to unwind whatever the season. Upstairs, three well-proportioned bedrooms, family bathroom. Enclosed rear garden and driveway parking and a garage.



Accommodation Comprises

Entrance Hall

Living Room

Kitchen/ Breakfast Room

Dining Room

First Floor & Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

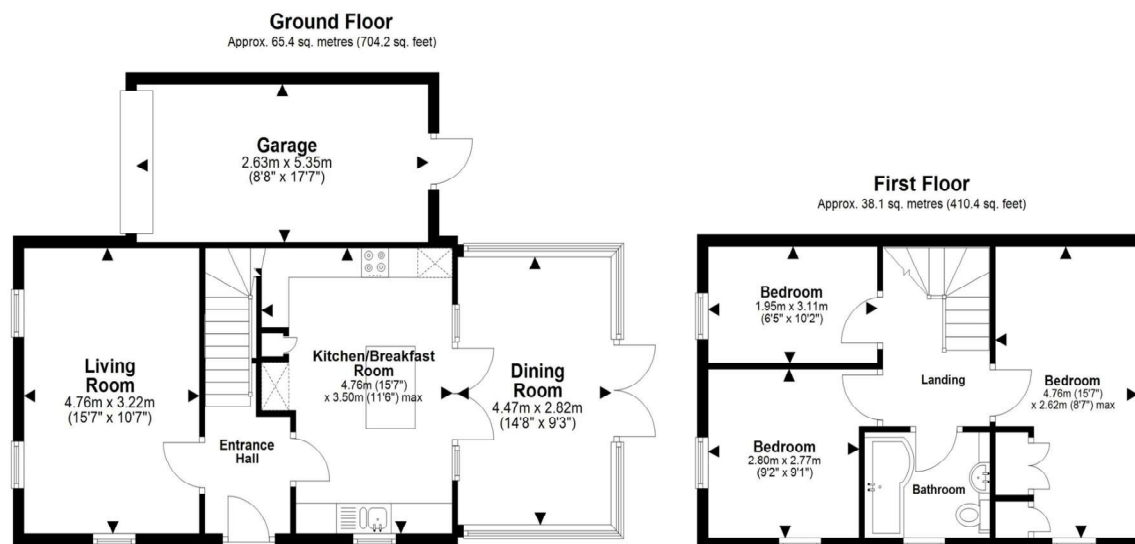
Outside

Garage

Rear Garden

Watermead

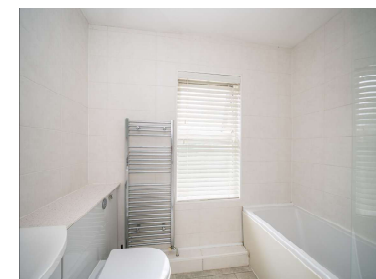
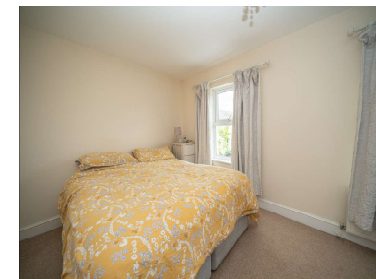
Watermead itself is renowned for its picturesque setting, with two beautiful lakes and tranquil pathways weaving through open wooded scenery. The charming village centre offers local amenities, while the wider countryside lies just moments away. Perfect for commuters, the location provides easy access to the M25 and M40, and Aylesbury Parkway Train Station is only a short drive away, connecting you directly to London Marylebone. This attractive family home combines stylish living with an enviable lakeside lifestyle in one of Aylesbury's most desirable neighbourhoods. Arrange your viewing today to appreciate all that this exceptional property and location have to offer.



Total area: approx. 103.6 sq. metres (1114.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp. □



view this property online brownandmerry.co.uk/Property/AYL116586



welcome to

Waterlily, Watermead Aylesbury

- LAKESIDE DEVELOPMENT
- THREE BEDROOM LINK DETACHED
- CUL-DE-SAC LOCATION
- LIVING ROOM
- KITCHEN/DINER & SUNROOM/CONSERVATORY
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£425,000



Please note the marker reflects the postcode not the actual property

[view this property online brownandmerry.co.uk/Property/AYL116586](https://www.brownandmerry.co.uk/Property/AYL116586)



Property Ref:
AYL116586 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)