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Is there a price that would tempt you to sell or let your property?  
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# Temptation comes in many forms...



# Aylesbury

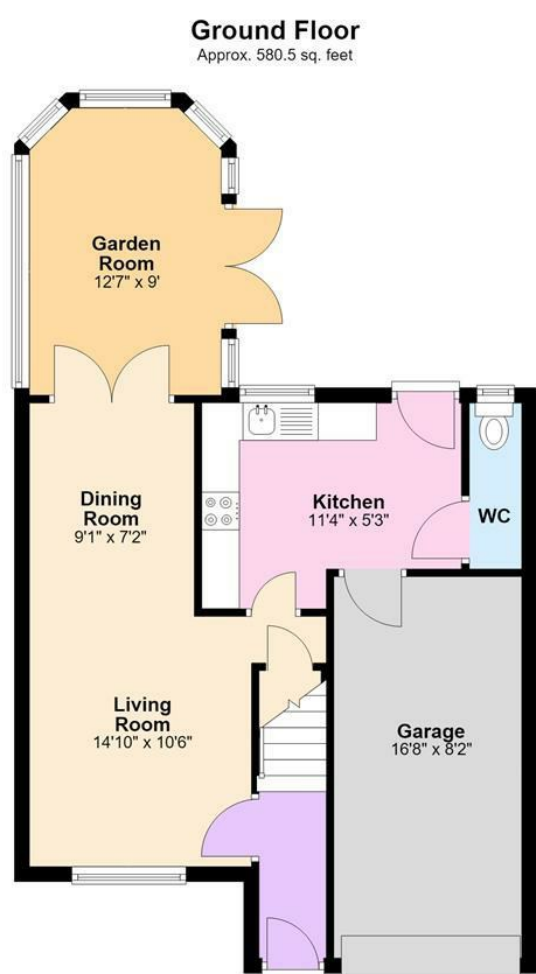
OFFERS IN EXCESS OF

£375,000

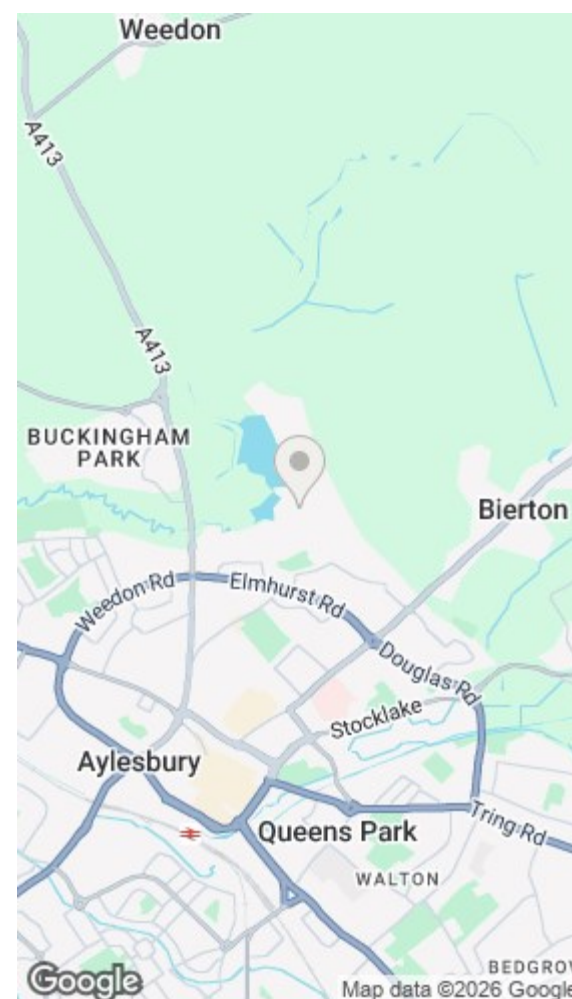
Offered to the market in good decorative order and with the benefit of driveway parking, garage with scope to convert (STNP), ensuite shower room to the principal bedroom and a private Southerly facing rear garden. Priced to sell, demand is expected to be strong so early enquiries are critical.



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Total area: approx. 914.6 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	59	A	C
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	





Positioned on a peaceful residential road in the heart of the sought after Watermead Village.



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#### Ground Floor

The front door opens to the entrance hall where stairs rise to the first floor and a door opens to the living room which overlooks the front. There is a dedicated dining area positioned right next to the kitchen which could be combined to create a wonderful open plan, family size kitchen/diner which is further complimented by a conservatory which has panoramic views over the Southerly facing rear garden. The kitchen has a door opening to the rear garden and is fitted with a range of base and eye level units with roll top work surfaces and several drawer units. A courtesy door opens to the garage which has space and plumbing for washing machine and tumble dryer, power, light and roller door to the front driveway. A useful ground floor cloakroom completes this level.

#### First Floor

The first floor landing has doors opening to all three well proportioned bedrooms and to the main family bathroom which has been refitted with a good quality three piece suite including a panelled bath with independently operated wall mounted rainfall effect shower unit and screen over. The principal bedroom also boasts a separate dressing area which has two double width mirror fronted fitted wardrobes providing ample hanging and storage space and leading directly to a refitted ensuite shower room. Bedrooms two and three both overlook the rear aspect.

#### Outside

To the front of the property is a driveway providing parking for two cars and leading to a single garage with rolling up and over door. There is a pedestrian gate to the side which leads to the rear garden which is fully enclosed by fencing and mainly laid to lawn with a flagstone patio area directly to the rear of the house,

#### 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 note that on occasion we may use AI to enhance our photography. 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 principle.
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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately, we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable, and you understand this is non-refundable in any event.



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