

4 Bedroom  
Detached  
SUPERB CONDITION  
Watermead Village  
11 BULLFINCH GARDENS  
AYLESBURY HP19 0XS



**£525,000**

TO ARRANGE A VIEWING CONTACT  
[WESOLDIT.CO.UK](http://WESOLDIT.CO.UK) ON [HELLO@WESOLDIT.CO.UK](mailto:HELLO@WESOLDIT.CO.UK)





# LOCATION

Discover Watermead, a charming neighborhood in Aylesbury, Buckinghamshire. Nestled amidst breathtaking scenery, this tranquil area offers a serene escape from city life. With its picturesque lakes and green spaces, it's a paradise for nature lovers and outdoor enthusiasts. The warm and friendly community fosters a strong sense of belonging. Enjoy convenient amenities, including local shops, schools

## THIS HOME FEATURES

POPULAR VILLAGE SET ON LAKE  
SUPERB CONDITION  
OPEN PLAN KITCHEN  
CONSERVATORY  
SITTING ROOM  
4 BEDROOMS  
CUL-DE-SAC LOCATION  
GARAGE & DRIVEWAY

and recreational facilities. Watermead also offers easy access to Aylesbury town center, where you'll find a variety of shopping, dining, and entertainment options. Experience the best of both worlds in this delightful haven.

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# LIVING AREA

## 4

### BEDROOMS

*This four-bedroom house offers spacious and versatile accommodation, including a master bedroom with ensuite, three additional bedrooms, and a fourth bedroom currently used as a dressing room.*

### BATHROOMS

*The tastefully refitted bathrooms in the property feature a family bathroom, an ensuite shower room in the master bedroom, and a convenient guest cloakroom.*

### KITCHEN

*The kitchen space is tastefully refitted, and features solid wood worktops. Space is provided for a dishwasher, integrated double oven, and a hob with an extractor over it. An integrated fridge/freezer is also provided. The kitchen's patio doors open up to the charming rear garden, while a convenient access door leads to the adjacent conservatory.*

### RECEPTION

*The reception space comprises a spacious living room, perfect for relaxation, and a bright conservatory, offering additional versatile living space. Courtesy door connecting to the garage, door to the rear garden.*





# PROPERTY SUMMARY

We Sold It are delighted to present this exceptional modern extended four-bedroom detached family home located in the desirable area of Watermead, Aylesbury. With its impeccable presentation and contemporary design, this residence offers a luxurious living experience. The property has been meticulously maintained and boasts a spacious layout that caters to the needs of a growing family. From the moment you step inside, you'll be greeted by a stylish and inviting atmosphere. Situated in a prime location, residents can enjoy the tranquil surroundings of Watermead while benefiting from easy access to amenities, schools, and transportation links. Prepare to be impressed by this stunning home that effortlessly combines comfort, style, and convenience.









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94   A    |
| 81-91 | B             | 85   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**SAMPLE**

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or condition can be given.  
Made with Metropex 02023

## OUTSIDE

The beautifully landscaped garden features a generous lawn, a delightful patio area, and charming border flower beds. It also offers convenient rear gated access to Watermeadow.

## PARKING

Garage and driveway

## VIEWINGS

Strictly by appointment with  
WeSoldIt.co.uk



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

