



The Osprey, Watermead, Aylesbury, HP19 0FW  
Offers Over £300,000 Freehold



NO UPPER CHAIN - HIGHLY REGARDED WATERMEAD DEVELOPMENT - PRIME POSITION OVERLOOKING LAKE -  
TUCKED AWAY IN PRIVATE CUL-DE-SAC - GARAGE AND PARKING



# The Osprey

Watermead, HP19 0FW



- No Upper Chain
- Lakeside Views
- Refurbished
- Front & Rear Gardens
- Garage & Driveway
- Cul-De-Sac Location
- Two Double Bedrooms



A very nice two double bedroom link detached home enjoying a lovely private cul-de-sac overlooking the lake on this highly regarded estate. The property has recently been redecorated and with new carpets throughout and new oven and hob in the kitchen. This property would be ideal for first time buyers, downsizers or those seeking a peaceful waterside setting. One of the property's most attractive features is its enviable lakeside outlook, providing picturesque views and a tranquil environment to enjoy throughout the year. Outside, the home benefits from private gardens and garage with off-road parking. Situated close by to all local amenities, transport links and Aylesbury town centre, this rare opportunity offers an exceptional lifestyle in this most desirable location.

NOTE: This property has been recently purchased by a property trader, purchasers should make their mortgage advisors aware ownership has been below 6 months Venture Residential Ltd will require perspective purchasers to be qualified by the agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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