



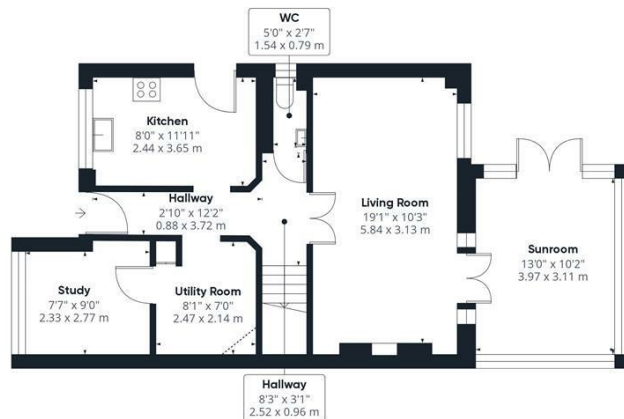
7 THE FALCON

AYLESBURY, HP19 0GE

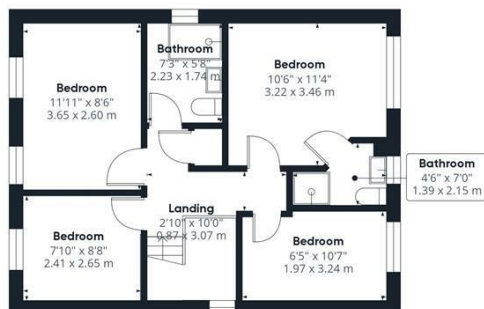
£525,000
FREEHOLD

A stunning four bedroom detached house in the sought-after Watermead development. In immaculate condition featuring a modern kitchen, spacious living room, conservatory, study, utility and WC. Includes four bedrooms, en suite, bathroom, a beautiful garden and driveway. Viewing is highly advised.





Ground Floor



Floor 1

Approximate total area[®]

1132.77 ft²
105.24 m²

Reduced headroom

2.96 ft²
0.28 m²

(1) Excluding balconies and terraces

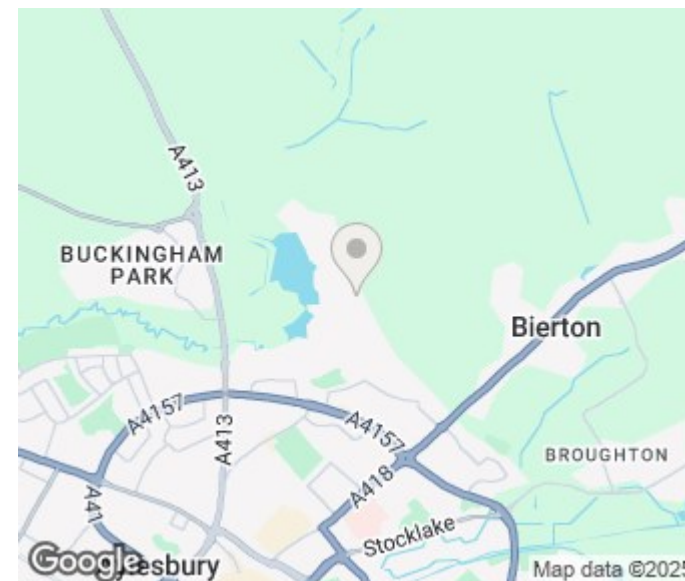
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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