

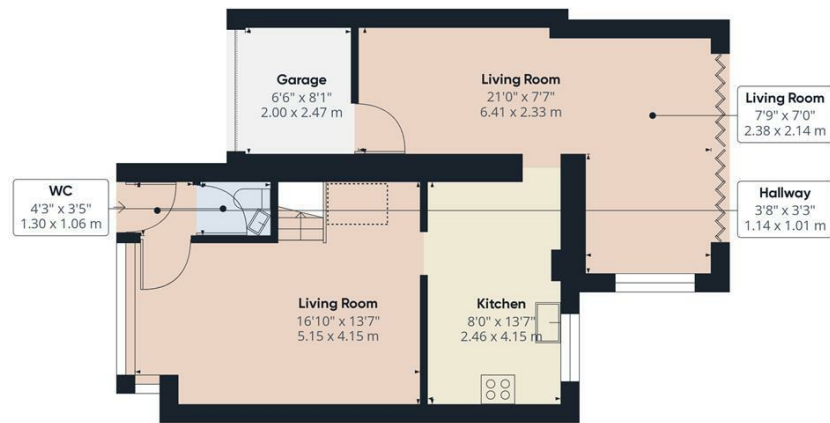


**11 PUFFIN WAY**  
**AYLESBURY, HP19 0UQ**

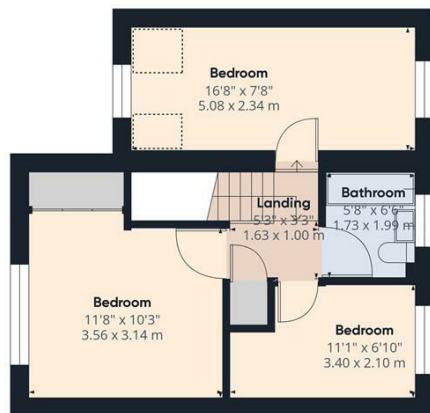
**£420,000**  
**FREEHOLD**

A SUPER THREE BEDROOM EXTENDED end of terrace family home backing onto OPEN COUNTRYSIDE yet only a six minute stroll from Watermead's beautiful lakes.





Ground Floor



Floor 1

Approximate total area<sup>88</sup>

1018.81 ft<sup>2</sup>  
94.65 m<sup>2</sup>

Reduced headroom

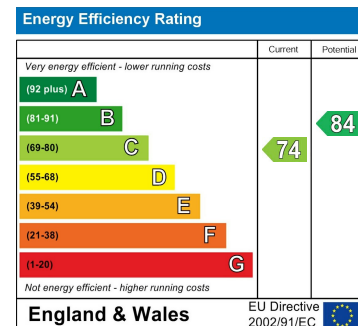
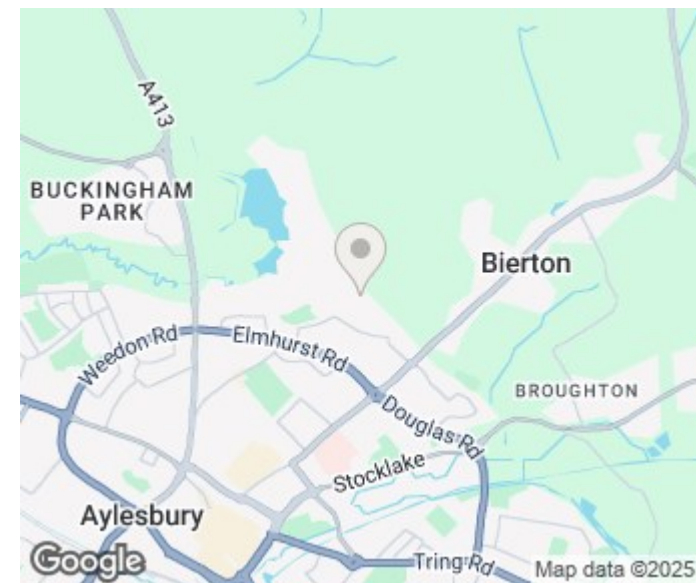
22.77 ft<sup>2</sup>  
2.12 m<sup>2</sup>

Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

