



**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.





Approximate total area<sup>(1)</sup>

1003 ft<sup>2</sup>  
93.1 m<sup>2</sup>

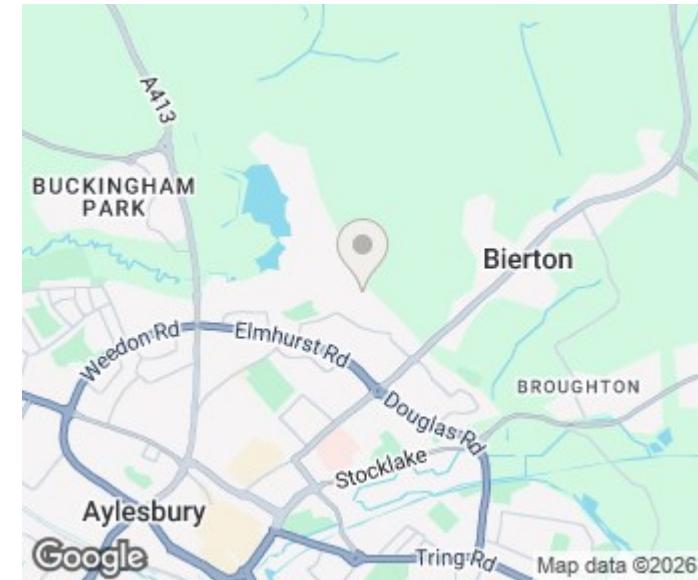
Reduced headroom  
23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		74
(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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