



## Puffin Way, Aylesbury

**NEW INSTRUCTION!!** Williams are pleased to offer this extended four bedroom detached property situated on the popular Watermead development in Aylesbury. The property consists of entrance hall, downstairs cloakroom, good size lounge, dining room, kitchen with built in appliances, utility room, four double bedrooms with en-suite to master bedroom, family bathroom, good size garden, gas central heating, double glazing, garage, ample off road parking. Available NOW!!

**£1,395 Per month**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
101-111	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

3 Puffin Way

| Aylesbury | Buckinghamshire | HP19 0UQ



For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.

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PROPERTIES