

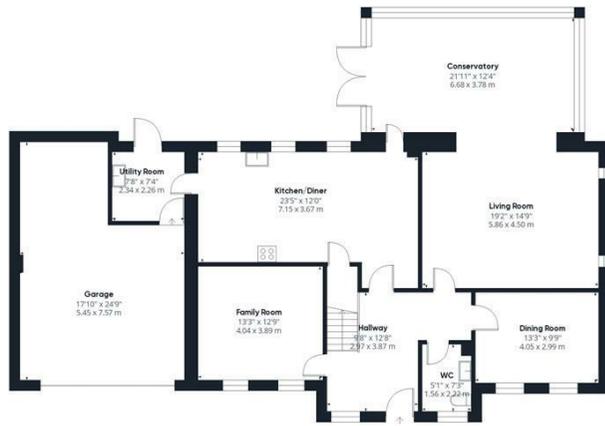


**14 AYLESWATER**  
**AYLESBURY, HP19 0FB**

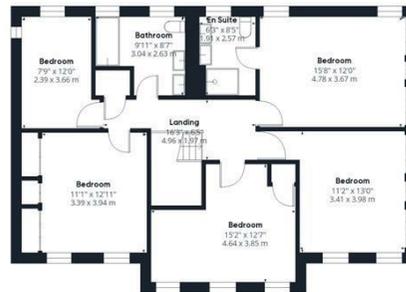
**£899,950**  
**FREEHOLD**

**\*\* SOLD WITHIN 72 HOURS OF COMING TO MARKET \*\*** This spacious and well presented home offers an abundance of living space, perfect for both relaxation and entertaining. Located in a desirable area, this property is ideal for those seeking comfort, practicality and style.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 2801.64 ft<sup>2</sup>  
 260.28 m<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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