



**Connells**

Boot Close Granborough Road  
Winslow Buckingham



### Property Description

Plot 30 - A delightful three bedroom end of terrace family home set on the superb phase 2 development by quality builder's WE Black. These internal photos are of the show home and are for advertising purposes only.

The accommodation comprises of a large open plan kitchen dining room with doors leading out to the garden, there is a separate sitting room and downstairs cloakroom.

The principle bedroom is en suite and second and third bedrooms share the main bathroom.

The site is situated in the popular town of Winslow, just off the Granborough road and a short walk from the historic market square.

Winslow's new railway station is part of the East West Rail project which is to re-establish the route between Oxford and Cambridge. When the line opens, Winslow will have direct trains to Oxford, Milton Keynes Central and Bedford. The journey time from Winslow to Oxford is estimated at 27 minutes.

### Agents Notes

These internal photos are of the show home and are for advertising purposes only.

### KEY FEATURES

- **Phase Two is now in progress. Register for more information**
- **Finished to the Highest Quality - Premium Specification**
- **Quality Bathrooms Fitted With Ideal Standard Modern White Sanitary Ware**
- **10 Year Premier Warranty**
- **Walking Distance To Winslow Market Square**



### Lounge

17' 4" x 14' 2" into bay and to cupboard ( 5.28m x 4.32m into bay and to cupboard )

### Kitchen

17' 5" x 12' 3" ( 5.31m x 3.73m )

### Bedroom 1

13' 2" max x 12' 6" ( 4.01m max x 3.81m )

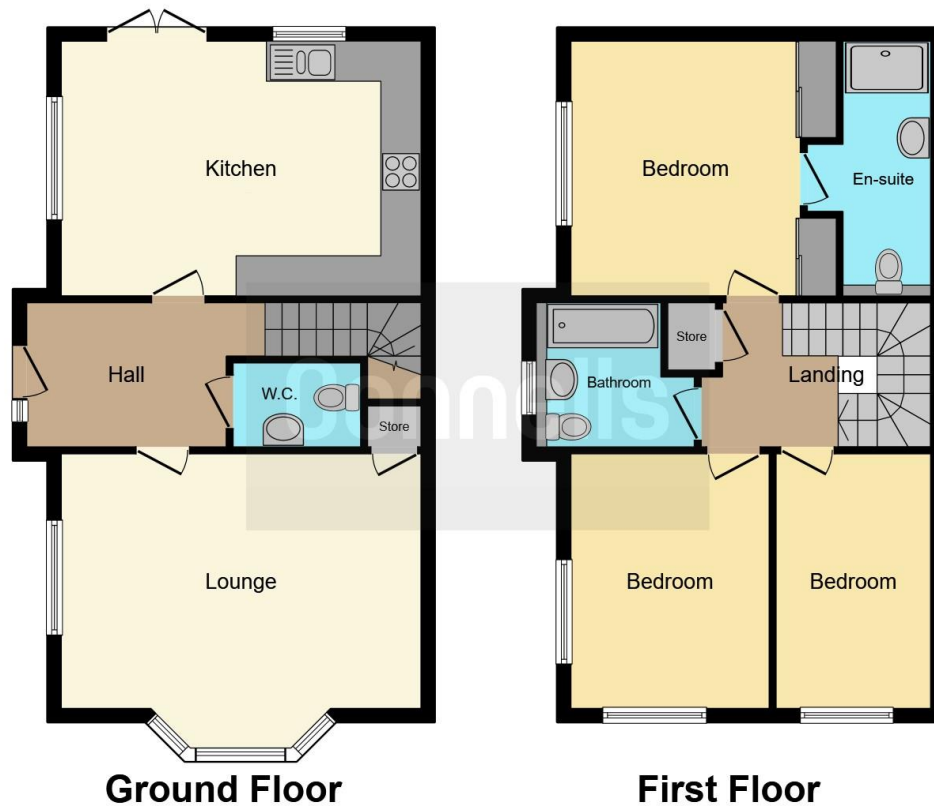
### Bedroom 2

12' 6" x 9' 8" ( 3.81m x 2.95m )

### Bedroom 3

12' 7" x 7' 5" ( 3.84m x 2.26m )





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01280 822 727**  
**E buckingham@connells.co.uk**

2 West Street  
 BUCKINGHAM MK18 1HL

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/BUK306321](http://connells.co.uk/Property/BUK306321)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUK306321 - 0011