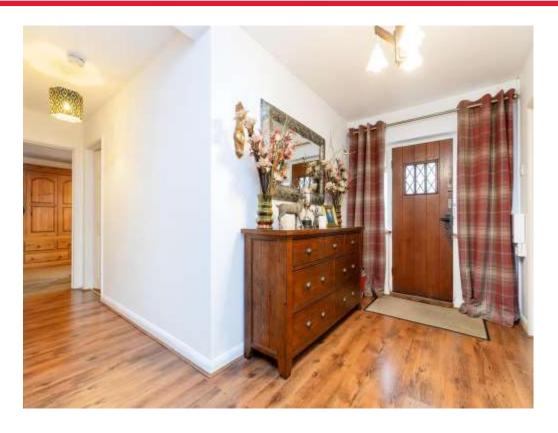


Connells

Saxeton West Street Steeple Claydon Buckingham







# **Property Description**

This wonderful home of over 2561 sq ft consists of an entrance hall, to the left leads into the hub of the home the stunning open plan kitchen, dining and social room with bifold doors opening to the garden. The kitchen has a large range of floor units and a separate utility room. There are three reception rooms currently used as a snug, study and children's play room. There is a double bedroom with en-suite shower facilities and walk in wardrobe which has the potential to create an annex if required. Modern fitted ground floor bathroom complete the ground floor.

To the first floor the property is light and spacious with all rooms leading off the landing. The spacious master bedroom benefits from walk in wardrobe and en-suite shower room, four further bedrooms all of which being double rooms. There is a modern fitted family bathroom and additional shower room completing the accommodation.

Outside you will find the mature and well established wrap around garden which enjoys privacy and sun all day, incorporating decking areas, two sheds and a play house. There is a gated front entrance and driveway providing off road parking for 6 cars.

# **Mortgage Services**

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, contact us.

## **Disclaimer**

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.

#### **Entrance Hall**

#### Cloakroom

#### **Games Room**

11' 8" x 10' 9" ( 3.56m x 3.28m )

# **Family Room**

14' 9" x 12' 3" ( 4.50m x 3.73m )

#### Kitchen

20' 6" x 24' 8" ( 6.25m x 7.52m )

#### **Ground Floor Bedroom**

10' x 16' 2" ( 3.05m x 4.93m )

#### **En Suite**

4' 9" x 8' 3" ( 1.45m x 2.51m )

## Study

9' 2" x 9' 7" ( 2.79m x 2.92m )

#### Bedroom 1

12' 7" x 16' 9" ( 3.84m x 5.11m )

### **En Suite**

6' 4" x 8' 4" ( 1.93m x 2.54m )

## **Dressing Room**

11' 8" x 6' 1" ( 3.56m x 1.85m )

## Bedroom 3

12' 2" x 14' 6" ( 3.71m x 4.42m )

#### Bedroom 4

14' 4" x 12' 2" ( 4.37m x 3.71m )

#### Bedroom 5

14' 4" x 12' 2" ( 4.37m x 3.71m )

#### Bedroom 6

9' 9" x 13' 4" ( 2.97m x 4.06m )

## **Family Bathroom**

8' 7" x 6' 5" ( 2.62m x 1.96m )

## **Family Room**

8' 7" x 6' 5" ( 2.62m x 1.96m )







**Ground Floor** 



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

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view this property online connells.co.uk/Property/BUK306463





Tenure: Freehold





<sup>1.</sup> 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.

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**EPC Rating: C**