



**Connells**

Buckingham Road  
Steeple Claydon Buckingham



### Property Description

A TWO BEDROOM semi-detached property currently offered on a large plot and in a popular village location. The property comes with full planning permission to extend the existing property into a THREE bedroom dwelling with open plan kitchen/diner and master bedroom with en-suite. There is additional approval to erect a THREE bedroom property to the side of the existing building.

The existing property comprises of an entrance porch, large lounge featuring an open fireplace, kitchen with units down two walls, large storage cupboard under the stairs and a downstairs WC.

The first floor hosts two double bedrooms and the family bathroom.

To the front of the property there is a large driveway for multiple cars and additional lawn space. There is access to the rear via a side gate and this features a wrap around lawn with garden room.

### Mortgage Services

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



## Entrance Porch

## Lounge

14' 11" max x 12' 5" max ( 4.55m max x 3.78m max )

## Kitchen

Irregular Shaped Room 12' 5" max x 8' max ( 3.78m max x 2.44m )

## Bedroom 1

14' 11" max into the wardrobe space x 12' 5" max ( 4.55m max into the wardrobe space x 3.78m max )

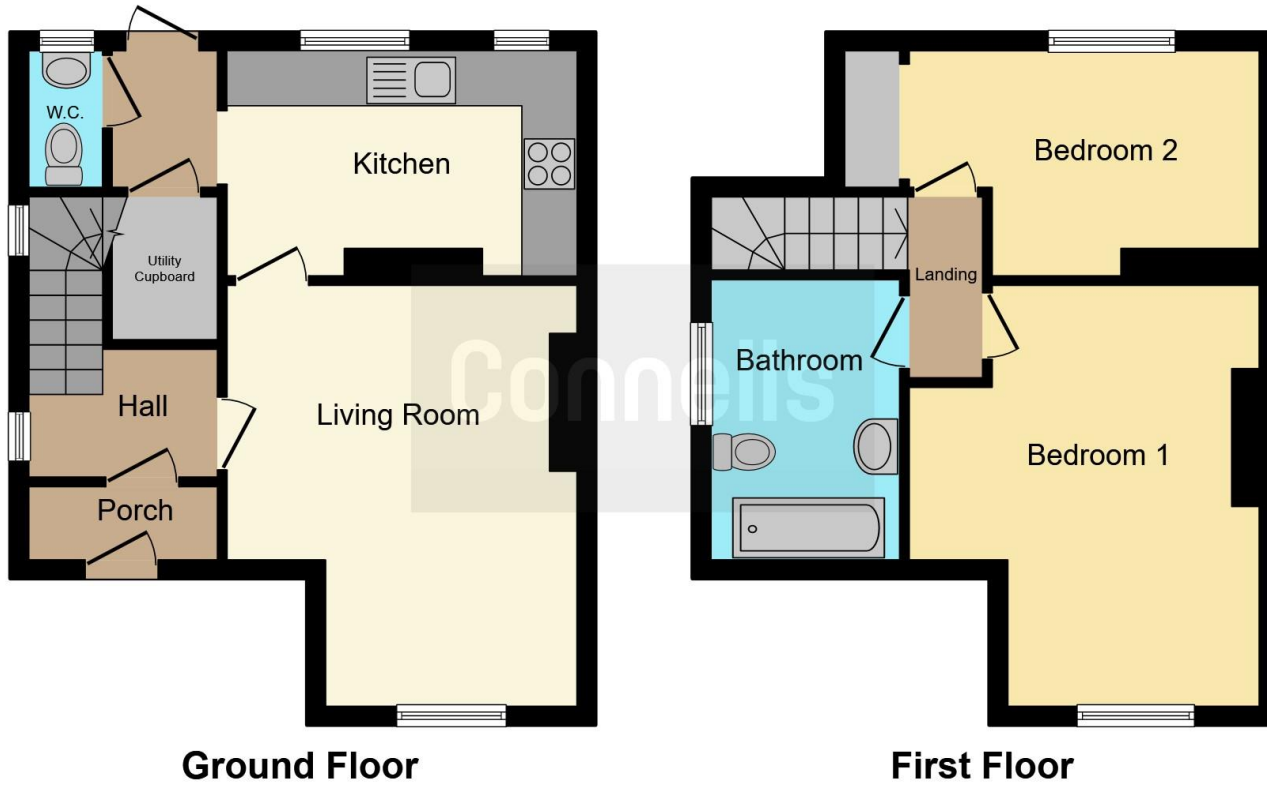
## Bedroom 2

12' 6" to the wardrobes x 8' max ( 3.81m to the wardrobes x 2.44m max )

## Bathroom

## Driveway Parking





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: D**

**view this property online [connells.co.uk/Property/BUK305797](http://connells.co.uk/Property/BUK305797)**

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.

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