



**Connells**

Edmonds Close  
Buckingham



### Property Description

Located on the desirable Page Hill development, this generously appointed four bedroom detached family home has been well maintained. The good sized kitchen breakfast room benefits from a breakfast bar, the kitchen is fitted with a range of units and has space for a range style cooker (available under separate negotiation) and space for a full height fridge freezer. The separate utility room has space for additional white goods and cupboards provide further storage and a rear door to the garden.

This lovely home has two generous reception rooms, a lounge to the front and a dining room to the rear, which has patio doors out to the garden. Upstairs there are four bedrooms, the large master bedroom benefits from a range of fitted wardrobes and an en-suite shower room, there are two further double bedrooms both of which have fitted wardrobes and there is a good sized bedroom four. The modern well-appointed family bathroom has twin wash hand basins, low level w.c. and the bath has an electric shower over.

The west facing rear garden is private and not overlooked and has a good sized patio which would be ideal for entertaining, the remainder of the garden is laid to lawn with mature shrub borders and there is gated access to either side. To the front of the property there is a large block paved driveway for three/four vehicles in front of the garage and an electric car charging point.

### 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 Hall

UPVC double glazed door to the front. Wood effect laminate flooring. Radiator. Stairs to the first floor. Understairs cupboard.

## Cloakroom

UPVC double glazed window to the front. WC. Basin. Radiator. Tiled floor.

## Lounge

13' 8" x 12' max ( 4.17m x 3.66m max )  
UPVC double glazed window to the front. Refitted fireplace with flame effect gas fire. Open to the dining room. TV point. Carpet.

## Dining Room

10' 7" x 8' 11" ( 3.23m x 2.72m )  
UPVC patio doors. Radiator. Carpet.

## Kitchen/Breakfast Room

14' 1" x 10' 7" narrowing to 7' ( 4.29m x 3.23m narrowing to 2.13m )  
UPVC double glazed windows. Fitted kitchen with a range of wall and floor units and worktop over. Space for a range cooker (separate negotiation). Space for a tall standing fridge freezer. Breakfast bar. Tiled floor. Stainless steel sink and drainer.

## Utility Room

7' x 5' ( 2.13m x 1.52m )  
UPVC double glaze door to the rear. Floor and wall mounted units with worktop over. Stainless steel sink and drainer. UPVC window to the side. Tiled floor. Wall mounted gas boiler. Integral door to the garage.

## Landing

Stairs from the entrance hall. Cupboard hosting the hot water tank. Loft access (loft is part boarded with a pull down ladder and light).

## Master Bedroom

9' 7" x 13' 4" ( 2.92m x 4.06m )  
UPVC double glazed window to the rear. Fitted wardrobes with a narnia style entrance through into the en-suite. Radiator.

## En Suite

UPVC double glazed windows. Shower cubicle. WC. Basin. Heated towel rail with storage underneath. Tiled floor.

## Bedroom 2

11' 1" x 11' 10" max narrowing to 9' 11" ( 3.38m x 3.61m max narrowing to 3.02m )  
UPVC double glazed window to the rear. Fitted double wardrobe. Radiator.

## Bedroom 3

11' 2" x 9' 3" ( 3.40m x 2.82m )  
UPVC double glazed window to the front. Fitted double wardrobe. Radiator. Carpet.

## Bedroom 4

8' 2" x 8' 9" ( 2.49m x 2.67m )  
UPVC double glazed window to the front. Shelving. Fitted work benches. Radiator. Carpet

## Driveway

Block paved parking for 3/4 vehicles. Electric car charging point.

## Garage

18' 4" x 9' 8" narrowing to 8' ( 5.59m x 2.95m narrowing to 2.44m )  
Single garage with up and over door. Light and power.

## Rear Garden

Private walled rear garden. Mainly laid out lawn. Patio area. Side access. Pond water feature.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BUK306826](http://connells.co.uk/Property/BUK306826)**

Tenure: Freehold



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