



**Connells**

Kings Sutton Square  
BUCKINGHAM



## Property Description

A wonderful modern THREE BEDROOM Property within walking distance to the local shops and amenities.

Through the front door is a bright and spacious entrance hall with tiled floor, a downstairs cloakroom. From the hallway you are drawn into the modern open plan well equipped fitted kitchen diner with ample storage and integrated appliances and French doors leading to the garden. There is also a full width dual aspect lounge.

The first floor features a wide landing that leads into three spacious bedrooms. The master bedroom hosts fitted wardrobe space with an En-suite shower room which benefits from upgraded tiling. The second is a good-sized double room and the third bedroom can host a single bed or small double. The modern fitted bathroom is extremely attractive, well equipped and continues the immaculate presentation throughout.

To the rear of the property, there is a paved driveway that provides off-road parking for multiple vehicles. The enclosed rear garden is private, provides a patio and lawn areas with gated side access.

The property is in catchment to the areas leading primary and secondary schools including The Royal Grammar Latin school.

## 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**

**Cloakroom**

**Lounge**

15' 5" x 10' 6" ( 4.70m x 3.20m )

**Kitchen**

15' 5" x 9' 6" ( 4.70m x 2.90m )

**Master Bedroom**

10' 8" x 10' 5" ( 3.25m x 3.17m )

**En Suite**

**Bedroom 2**

8' 7" x 11' 8" ( 2.62m x 3.56m )

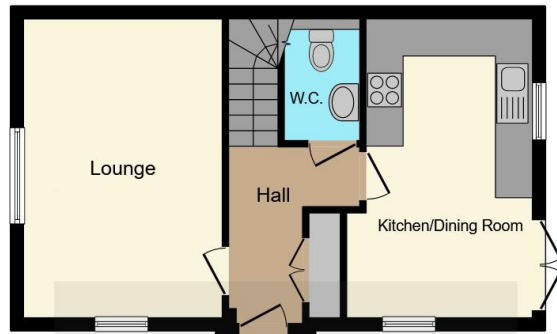
L shaped room

**Bedroom 3**

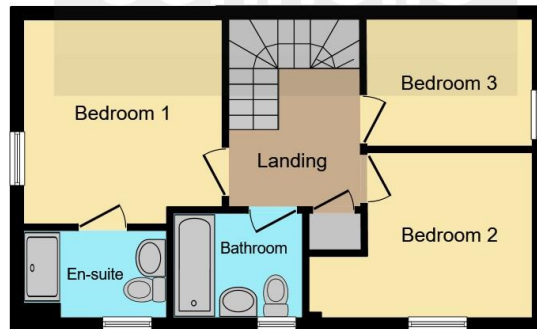
6' 7" x 8' 8" ( 2.01m x 2.64m )

**Bathroom**





**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)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/BUK307075](http://connells.co.uk/Property/BUK307075)**



Tenure: Freehold



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