



Connells

Primrose Way  
BUCKINGHAM





### Property Description

Welcome to this well presented three-bedroom home, which is ideally located to all of the Town's amenities. As you step through the entrance hall, you'll immediately notice the size of the lounge and the care that has gone into every aspect of this property. The ground floor features a convenient WC and a modern open plan fitted kitchen/dining room, also providing access to the impressive conservatory.

The kitchen/diner, located at the rear of the house, is a true highlight. This beautifully presented space boasts access to the conservatory that in turns leads to the rear garden creating a seamless flow between indoor and outdoor living.

Upstairs, you'll find three generous bedrooms, all tastefully decorated and offering ample space. The master bedroom benefits from a refitted en-suite shower room and wardrobes, three-piece family bathroom.

Outside, the property continues to impress. There is a walled front garden and a footpath that leads you to the front door. The rear garden is mainly laid to lawn for easy maintenance and offers gated rear and side access. This outdoor space is perfect for hosting gatherings, gardening, or simply enjoying the fresh air.

Parking is never an issue with a driveway and a garage conveniently located at the rear of the property. Every inch of this home has been meticulously cared for, ensuring a move-in ready experience for its new owners.

### 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

Door to the front. Fuse box. Radiator.

## Cloakroom

Fitted suite comprising of WC and basin. Splashbacks. Radiator. UPVC double glazed window. Vinyl flooring.

## Lounge

14' max x 15' 1" max ( 4.27m max x 4.60m max )  
UPVC double glazed window to the front. Two radiators. Double doors to the kitchen. Wall lights. Fitted understairs storage. Stairs to the first floor. Carpet. TV point. Telephone point.

## Kitchen/Diner

15' 1" x 8' 7" ( 4.60m x 2.62m )  
Two UPVC double glazed windows. Modern fitted kitchen with a range of floor and wall units. Space and plumbing for a washing machine and slim line Dishwasher. Integrated oven. Gas hob and extractor fan. Integrated fridge freezer. Radiator. Space for a dining table. Wood effect vinyl flooring. Patio doors to the conservatory. Ceiling to floor window to the conservatory. Boiler in cupboard (fitted 2019).

## Conservatory

14' 3" max x 6' 4" ( 4.34m max x 1.93m )  
UPVC double glazed windows with brick skirt. Tinted glass roof. Side door leading to the garden. Light and power. Wood effect vinyl flooring.

## Landing

Stairs from hallway. Airing cupboard hosting hot water tank. Loft access.

## Master Bedroom

11' 11" max x 8' 7" ( 3.63m max x 2.62m )  
UPVC double glazed window to the front. Radiator. Built in double wardrobe with bulk head of the stairs. Carpet.

## En Suite

Modern fitted suite comprising of double shower cubicle, WC and basin. UPVC double glazed window. Heated towel rail. Mostly tiled. Tiled floor. Extractor fan.

## Bedroom 2

7' 11" x 8' 5" ( 2.41m x 2.57m )  
UPVC double glazed window to the rear. Radiator. Carpet.

## Bedroom 3

7' 11" x 6' 5" ( 2.41m x 1.96m )  
UPVC double glazed window to the rear. Radiator. Carpet.

## Bathroom

Fitted suite comprising of bath with mixer taps, WC and basin. Radiator. Extractor fan. Wood effect lino flooring. Partly tiled.

## Rear Garden

Patio area mainly laid to lawn with wooden fence surround, Flower and shrub borders. Side and rear gate.

## Front Garden

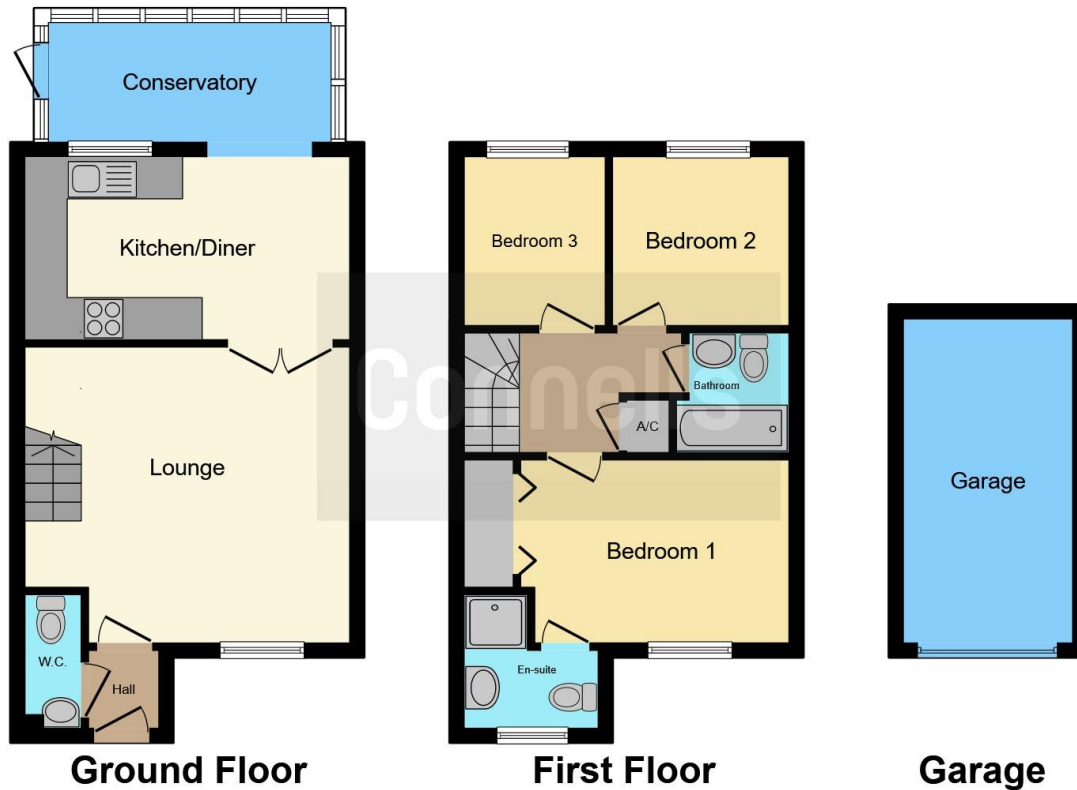
Gravelled area with wall and fence surround. Footpath to the front.

## Garage

18' 3" x 9' 1" ( 5.56m x 2.77m )  
Electric door. Eaves storage. Light and power. Driveway for 1 car in front of the garage.







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: D**

**view this property online [connells.co.uk/Property/BUK307098](http://connells.co.uk/Property/BUK307098)**

Tenure: Freehold



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