



**Connells**

Denham View  
Granborough Buckingham



### Property Description

**\*\*CHARMING THREE BEDROOM BUNGALOW WITH STUNNING COUNTRYSIDE VIEWS\*\***

Nestled in a peaceful private cul-de-sac in the picturesque village of Granborough, this delightful three-bedroom bungalow offers a wonderful opportunity for those seeking to create their dream home. The property features three generously sized bedrooms, a spacious garage, and a driveway with ample parking for multiple vehicles. The rear garden provides breathtaking views over neighbouring farmland, offering a tranquil and scenic backdrop.

While the property requires modernisation, it presents an exciting blank canvas for potential buyers. With probate granted, this home is ready for its next chapter. Don't miss the chance to make this charming bungalow your own.

### Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

### 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

18' 3" x 11' 4" ( 5.56m x 3.45m )

Measurements including chimney breast

## Kitchen

11' 3" x 8' 6" ( 3.43m x 2.59m )

## Reception Room 2

11' 3" x 13' 7" ( 3.43m x 4.14m )

## Utility Room

6' 1" x 7' 4" ( 1.85m x 2.24m )

## Bedroom 1

12' 1" x 9' 9" ( 3.68m x 2.97m )

Measured to the fitted wardrobe

## Bedroom 2

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

Measured to the fitted wardrobe

## Bedroom 3

9' 5" x 7' 1" ( 2.87m x 2.16m )

## Bathroom

## Garage

18' x 11' 4" ( 5.49m x 3.45m )





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: Awaiting**

**view this property online [connells.co.uk/Property/BUK306981](http://connells.co.uk/Property/BUK306981)**

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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