



**Connells**

Small Crescent  
BUCKINGHAM





## Property Description

Welcome to this beautifully presented 5 bedroom home located in a charming small crescent in the sought-after town of Buckingham. Thoughtfully upgraded by the current owners, this property offers modern living with a refitted kitchen, a stylish new bathroom, and new flooring throughout. The converted garage now provides a versatile extra bedroom or reception room, complete with a convenient downstairs wet room, perfect for guests or additional living space.

The front entrance into the extension has been widened to allow for wheel chair access and most internal doors have been widened too for easier access.

Outside, the property features a spacious driveway accommodating multiple vehicles and a private, well-maintained rear garden with a handy shed for storage. Situated just a short stroll from the highly regarded Bourton Meadow Primary School, this home is ideally located for families, blending modern comforts with a fantastic location.

## 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**

13' 3" x 14' 3" ( 4.04m x 4.34m )

**Dining Room**

7' 6" x 10' 2" ( 2.29m x 3.10m )

**Kitchen**

9' x 10' 3" ( 2.74m x 3.12m )

**Downstairs Room/Fifth Bedroom**

11' 3" x 10' 7" ( 3.43m x 3.23m )

**Bedroom 1**

8' 8" x 12' 5" ( 2.64m x 3.78m )

**Bedroom 2**

9' 4" x 12' ( 2.84m x 3.66m )

**Bedroom 3**

11' 9" x 11' 1" ( 3.58m x 3.38m )

**Bedroom 4**

7' 8" x 8' 6" ( 2.34m x 2.59m )

**Bathroom**

**Driveway Parking**





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

**T 01280 822 727**  
**E [buckingham@connells.co.uk](mailto:buckingham@connells.co.uk)**

2 West Street  
 BUCKINGHAM MK18 1HL

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/BUK307175](http://connells.co.uk/Property/BUK307175)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUK307175 - 0003