





# Middlefield Close Buckingham MK18 1XR

for sale  
**£389,950**



## Property Description

Middlefield Close offers a range of appeal to potential buyers. It is in catchment for the area's leading schools and close to local amenities.

This former show home is well laid out, bright and airy with all modern comforts in this sought after location. The entrance hall leads you into all ground floor rooms. The lounge has a bay window to the front and is open through to the dining area. A kitchen with a good range of cupboard and work surfaces. As the property is a former show home it does benefit from a second reception room converted from the garage. There is also a detached garage to the rear of the property. The first floor offers two double bedroom, a single room and a family bathroom.

Outside, the private garden to the rear is mainly laid to lawn with a pathway from the patio doors to the back door. The garden is fully enclosed. The front garden is also laid to lawn with driveway parking. The garage to the rear benefits from its own second access.

Buckingham is a thriving historical market town with a wealth of history and beautiful architecture and hosts a full range of local facilities.

## 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/Diner

23' 7" max x 11' 9" max ( 7.19m max x 3.58m max )

## Reception Room

13' 6" x 7' 8" ( 4.11m x 2.34m )

## Kitchen

9' 7" x 8' 8" ( 2.92m x 2.64m )

## Bedroom 1

10' 4" x 12' 2" not including door recess ( 3.15m x 3.71m not including door recess )  
Built in wardrobes.

## Bedroom 2

10' 8" x 9' 8" ( 3.25m x 2.95m )  
Measurements not including door recess

## Bedroom 3

8' 3" x 7' 9" ( 2.51m x 2.36m )

## Bathroom







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**

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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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Property Ref: BUK307168 - 0005