



Connells

Edmonds Close
Buckingham



Property Description

Located on the desirable Page Hill development, this wonderful appointed four-bedroom detached family home has been improved and is in good condition. The fantastic modern kitchen breakfast room is flooded with natural light and benefits from a breakfast bar, the kitchen is fitted with a range of units and work surface area with a back door leading to the garden. There is an integral door leading into the garage which has an electric roller door, a sink, space and plumbing for washing machine and space for a tumble dryer.

This lovely home has a generous lounge dining room with feature fireplace and doors leading to the rear decked area of the garden. Upstairs there are four bedrooms, the master bedroom benefits from a range of fitted wardrobes and an en-suite shower room, there are two further double bedrooms both of which have fitted wardrobes and there is a good-sized bedroom four which is currently used as an office. The well-appointed family bathroom benefits from a bath with mixer taps and shower attachment, wash hand basins, low level w.c.

The south facing rear garden is private and has a good-sized decking area with a large wooden pergola which would be ideal for entertaining, the remainder of the garden is laid to lawn with shrub borders and there is a shed and gated access to both sides. To the front of the property there is a large block paved driveway for several vehicles and screened privacy with a conifer hedge.

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

UPVC double glazed door to the front. Radiator. Karndean flooring. Stairs up to the first floor. Understairs storage cupboard. Key pad for the alarm system.

Cloakroom

UPVC double glazed window. WC. Basin. Radiator. Karndean flooring.

Lounge/Diner

Irregular Shaped Room 24' 9" max x 12' 1" max (7.54m max x 3.68m)

UPVC double glazed bay window to the front. Two radiators. Open into dining area. Patio door to the garden and decked area. Dual aspect. Electric fire.

Kitchen

8' 11" x 11' 3" (2.72m x 3.43m)

UPVC double glazed window. Modern fitted kitchen. Sink with drainer. Electric oven. Electric hob. A range of wall and floor units. Integrated dishwasher. Integrated fridge freezer. Integrated microwave/grill. Extractor fan. Radiator. Karndean flooring.

Breakfast Room

10' 4" x 7' 1" (3.15m x 2.16m)

Breakfast bar. Radiator. Internal door into the garage. Rear door to the garden.

Landing

Stairs from the hallway. Airing cupboard. Loft access (which is part boarded with light and a pull down ladder).

Master Bedroom

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

UPVC double glazed window with views over Buckingham. A range of built in wardrobes and storage drawers. Radiator. Carpet.

En Suite

Modern fitted suite comprising of shower cubicle, WC and basin. Heated towel rail. UPVC frosted window. Karndean flooring.

Bedroom 2

9' 10" not inc door recess x 11' 4" (3.00m not inc door recess x 3.45m)

UPVC double glazed window with views across Buckingham. Fitted double wardrobes. Radiator. Carpet.

Bedroom 3

11' x 9' 2" (3.35m x 2.79m)

UPVC double glazed window. Fitted double wardrobe. Radiator. Carpet.

Bedroom 4

8' x 8' 9" (2.44m x 2.67m)

UPVC double glazed window. Radiator. Fitted cupboards. Single room currently used as a study. Carpet.

Bathroom

UPVC double glazed window to the rear. S shaped bath with mixer taps and shower over. WC. Basin. Heated towel rail. Part tiled. Spotlights. Extractor fan. Karndean flooring.





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

To view this property please contact Connells on

T 01280 822 727
E buckingham@connells.co.uk

2 West Street
 BUCKINGHAM MK18 1HL

EPC Rating: D

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Tenure: Freehold



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Property Ref: BUK307248 - 0003