



**Connells**

Hilltop Avenue  
Buckingham





### Property Description

Situated on the ever-popular Page Hill development, this spacious four-bedroom detached home offers an ideal blend of family-friendly living and a superb location. With generous accommodation, beautifully maintained gardens, and excellent access to local schools and amenities, this property is perfect for growing families or those seeking a peaceful yet connected lifestyle.

Step through the large and welcoming entrance hall into a thoughtfully laid-out ground floor. The bright kitchen offers ample storage and workspace, while the open-plan lounge/diner provides a comfortable and versatile area for relaxing or entertaining, with views over the stunning rear garden. A downstairs WC adds to the convenience, and the integral garage offers great potential for conversion (subject to planning), additional storage, or secure parking.

Upstairs, four well-proportioned bedrooms cater to family life, guest accommodation, or home office use, all served by a modern family bathroom.

Outside, the home truly shines. The front garden is attractively landscaped, while the rear garden is a private oasis-beautifully stocked and maintained, it's perfect for families, keen gardeners, or those who simply love to unwind outdoors. A driveway provides off-street parking for multiple vehicles.

This well-loved home is a rare find in one of the area's most desirable neighbourhoods, offering comfort, space, and curb appeal in equal measure.

### Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, contact us on 01280 822727



## Entrance Porch

Double glazed door to front.

## Entrance Hall

Storage cupboard. Carpeted.

## Cloakroom

Double glazed window to side. Wash hand basin. Wc. Linoleum flooring.

## Lounge

11' 5" x 12' 5" ( 3.48m x 3.78m )  
Double glazed window to front. Heater.  
Telephone and television points. Carpeted.

## Dining Area

17' 4" x 9' 7" ( 5.28m x 2.92m )  
Sliding door to patio. Radiator. Carpeted.

## Kitchen

10' 9" x 9' 7" ( 3.28m x 2.92m )  
Double glazed window to rear. Fitted wall and base units with work surfaces. Sink with drainer. Part tiled. Radiator. Fridge freezer. Plumbing for washing machine. Electric oven and hob. Double glazed door to side.

## Landing

Loft access. Carpeted.

## Loft Space

Centrally boarded. Loft ladder installed.

## Bedroom One

11' 7" x 11' 5" ( 3.53m x 3.48m )  
Double glazed window to front. Radiator.  
Cupboard.

## Bedroom Two

11' 8" x 9' 5" ( 3.56m x 2.87m )  
Double glazed window to front. Fitted wardrobe. Radiator. Carpeted. Television and telephone points.

## Bedroom Three

9' 7" x 8' 6" ( 2.92m x 2.59m )  
Double glazed window to rear. Radiator.  
Fitted wardrobe. Carpeted.

## Bedroom Four

8' 8" x 6' 8" ( 2.64m x 2.03m )  
Double glazed window to rear. Two cupboards. Radiator. Carpeted.

## Bathroom

Double glazed window to rear. Refitted suite comprising: large shower cubicle. Wash hand basin. storage cupboards, Wc. Heated towel rail. Tiled floor.

## Integral Garage

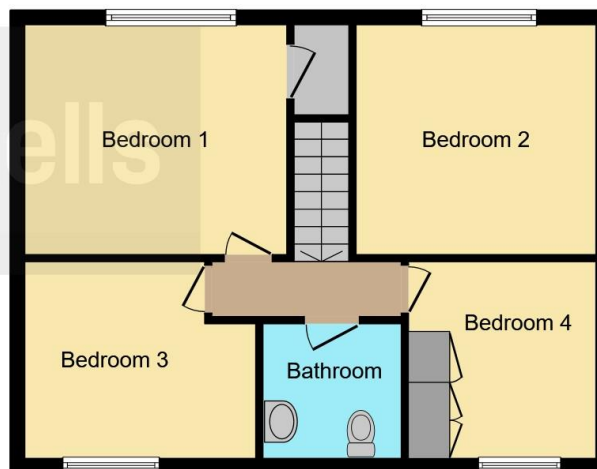
## Front And Rear Gardens







**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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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