



## Portway Road

Twyford, Buckingham, MK18 4EE

£335,000



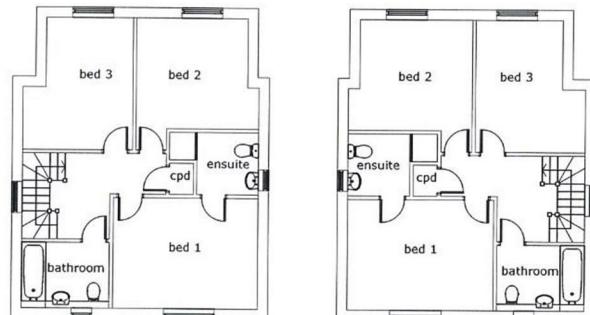
A rare opportunity to acquire two building plots with planning permission granted for two three bedroom, two bathroom detached dwellings on the former site of Elm Cottage.

The plots are a mirror image and both have parking for 2 cars. The vendor advises that the site has a mains water supply to a standpipe and capped pipes at the front of the site ready for connection to mains sewerage.

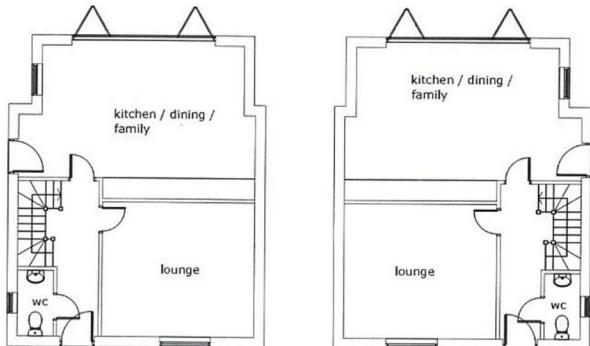
There are connection points for electricity, Gigaclear fibre broadband and BT in the corner of the plot. Heating will be via air source / underfloor heating. Further working drawings and buildings regulations specifications including SAPs are available upon request.

Twyford local amenities include a community shop, cafe, church, primary school and pub.





PROPOSED FIRST FLOOR PLAN 1:100

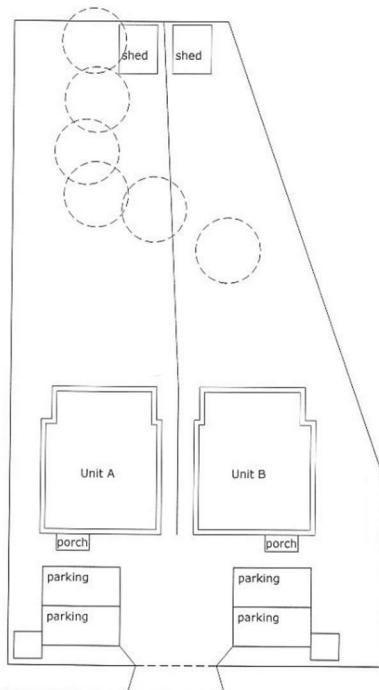


PROPOSED GROUND FLOOR PLAN 1:100

ALL DIMENSIONS, LEVELS AND CLEARANCES TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING.  
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|--|--------------|----------------------|--------------|---------|
| Rev  | Date         | By                   | Chk          | Comment |
| Client:  |              |                      |              |         |
| Project Title:<br>2 New Dwellings<br>Elm Cottage, Portway Road<br>Twyford, Buckinghamshire |              |                      |              |         |
| Drawing Title:<br>Floor Plans  |              |                      |              |         |
| Status:<br><b>FOR INFORMATION</b>  |              |                      |              |         |
| Drawn By:  | Designed By: | Checked By:          | Approved By: |         |
| SC   | -            | -                    | -            |         |
| Original Issue Date:   |              | Scale @ A3:<br>1:100 |              |         |
| Job No/ File Ref:  |              |                      | 210926       |         |
| Drawing Number:  |              | 1001 Revision        |              |         |



PROPOSED SITE PLAN 1:200



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|--|--------------|----------------------|--------------|---------|
| Rev  | Date         | By                   | Chk          | Comment |
| Client:  |              |                      |              |         |
| Project Title:<br>2 New Dwellings<br>Elm Cottage, Portway Road<br>Twyford, Buckinghamshire |              |                      |              |         |
| Drawing Title:<br>Site Plan  |              |                      |              |         |
| Status:<br><b>FOR INFORMATION</b>  |              |                      |              |         |
| Drawn By:  | Designed By: | Checked By:          | Approved By: |         |
| SC   | -            | -                    | -            |         |
| Original Issue Date:   |              | Scale @ A3:<br>1:200 |              |         |
| Job No/ File Ref:  |              |                      | 210926       |         |
| Drawing Number:  |              | 1004 Revision        |              |         |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.