



Connells

Western Avenue
BUCKINGHAM



Property Description

Located on a popular and well-established development within walking distance of Buckingham town centre, this home offers spacious accommodation and an excellent layout ideal for modern family living.

The ground floor opens with a welcoming hall leading into a bright and generous lounge positioned at the front of the property. This flows through to the dining room, creating a superb open arrangement for both everyday use and entertaining. To the rear, a conservatory provides an additional reception area with lovely views over the garden. The kitchen sits centrally and is supported by a separate utility room, adding valuable convenience. Internal access to the garage further enhances practicality.

Upstairs, the property offers three well-proportioned bedrooms arranged from a central landing. The main bedroom sits at the front of the home, with bedrooms two and three positioned to the rear. A shower room serves all bedrooms.

Externally, the home enjoys an expansive and private rear garden featuring a large lawned area and a terrace, ideal for outdoor dining, relaxation, and family activities. To the front, a generous driveway offers ample off-road parking and adds to the strong kerb appeal of the property. This home in a sought-after location provides ample living space, excellent garden proportions, and the convenience of being just a short walk from Buckingham's vibrant town centre—making it an ideal choice for a range of buyers.

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.



Entrance Hall

Lounge

15' x 11' 11" (4.57m x 3.63m)

Dining Room

13' 4" x 8' 5" (4.06m x 2.57m)

Kitchen

9' x 8' 5" (2.74m x 2.57m)

Utility Room

15' 3" max x 6' 11" (4.65m max x 2.11m)

Conservatory

9' 11" x 8' 2" (3.02m x 2.49m)

Bedroom 1

12' x 12' (3.66m x 3.66m)

Bedroom 2

12' 6" x 8' 5" (3.81m x 2.57m)

Bedroom 3

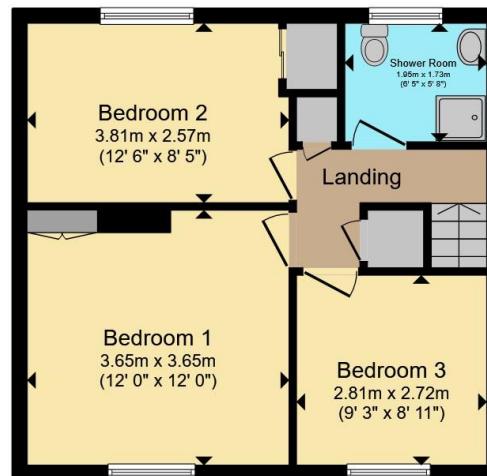
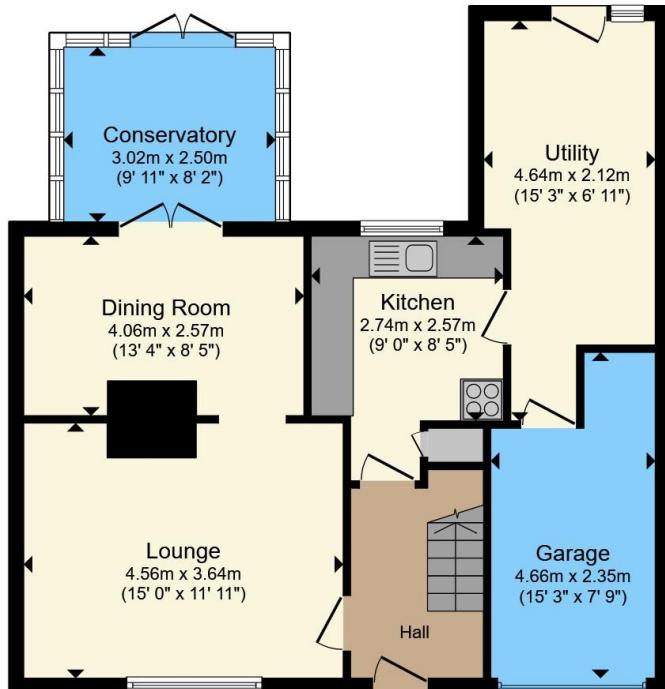
9' 3" x 8' 11" (2.82m x 2.72m)

Shower Room

Garage

15' 3" x 7' 9" (4.65m x 2.36m)





Total floor area 114.0 m² (1,227 sq.ft.) approx

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.propertybox.io

Connells

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: E Council Tax
 Band: C

view this property online connells.co.uk/Property/BUK307902



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUK307902 - 0002