



**47 Gilbert Scott Gardens, Gawcott MK18 4JQ**

**Guide Price £270,000**

**Hatfield  
Shaw & Co**  
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**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

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Situated in the popular village of Gawcott, just a short drive from the market town of Buckingham, is this unique three bedroom end-of-terrace home which forms part of a small development and enjoys views over open countryside.

The entrance hall provides access to the downstairs cloakroom and opens into a spacious open plan living area, which flows seamlessly into the impressive kitchen. The kitchen is fitted with a range of base and wall units, complemented by solid wood work surfaces and a butlers style sink. There is a Smeg range cooker with extractor hood above, space for a full-height fridge freezer, integrated washing machine and dishwasher, along with a useful breakfast bar.

The bright and sociable living area offers a generous understairs storage cupboard and French doors leading out to the parking, which has gated access to the low maintenance courtyard garden, backing onto fields.

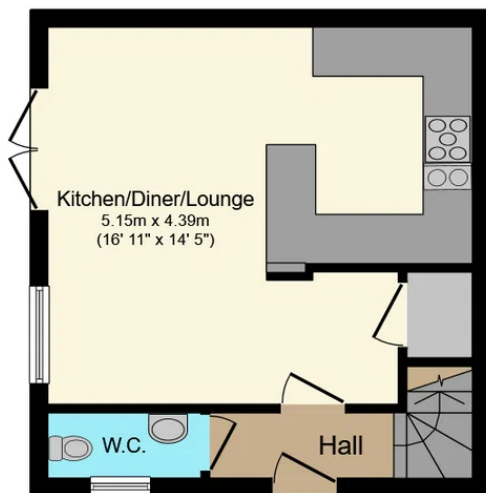
On the first floor, there are two double bedrooms and a recently refitted family bathroom. The principal bedroom occupies the second floor, providing a private and spacious top-floor suite.

This wonderful home is well presented throughout and further benefits from a low-maintenance garden with views onto open countryside. There is also allocated off-road parking for one vehicle to the front of the property.

Freehold. EPC band C. Council tax band C. Mains gas, electricity, water, and drainage. Gas to radiator central heating. Standard construction. Ultrafast broadband (1,800Mbps) available. "Good mobile phone coverage" (O2). Approx £400 per year estate charge. No restrictions. Level access. Very low risk of flooding.

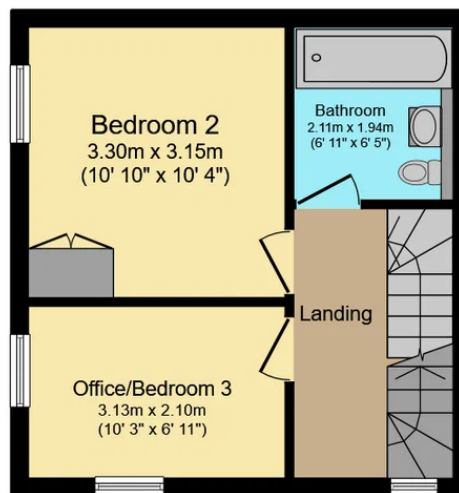






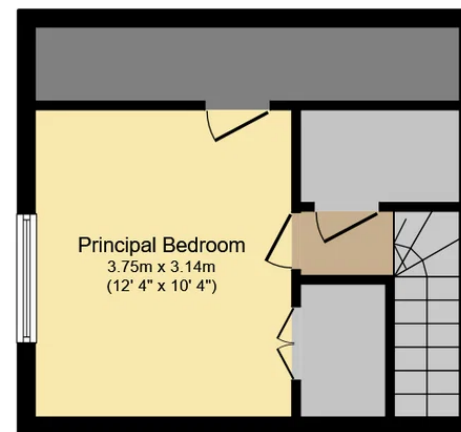
### Ground Floor

Floor area 28.5 sq.m. (306 sq.ft.)



### First Floor

Floor area 28.5 sq.m. (306 sq.ft.)



### Second Floor

Floor area 19.9 sq.m. (214 sq.ft.)

Total floor area: 76.8 sq.m. (827 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)



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