



Connells

Constance Street
BUCKINGHAM



Property Description

Situated within a peaceful tucked-away close, just a short walk from local amenities, this spacious and well-presented family home offers versatile accommodation throughout, together with a private rear garden, driveway parking, and a garage.

The property is entered via a welcoming entrance hall, which provides access to the principal ground floor accommodation. To the front of the home is a generous sitting room, offering an excellent space for both relaxing and entertaining. To the rear, the impressive kitchen/dining room spans the width of the property, creating a superb hub for family life with ample space for cooking, dining, and socialising. The kitchen is further complemented by a practical utility room, while a convenient cloakroom/W.C. adds to the functionality of the ground floor. A separate study provides the ideal space for home working or could be utilised as a playroom or hobby room.

To the first floor, a central landing leads to four well-proportioned bedrooms. The spacious principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout provides excellent flexibility for growing families, guests, or those requiring additional workspace.

Externally, the property enjoys a private rear garden, providing a wonderful outdoor space for entertaining. To the front, a driveway offers off-road parking and leads to a garage, providing additional parking and storage.

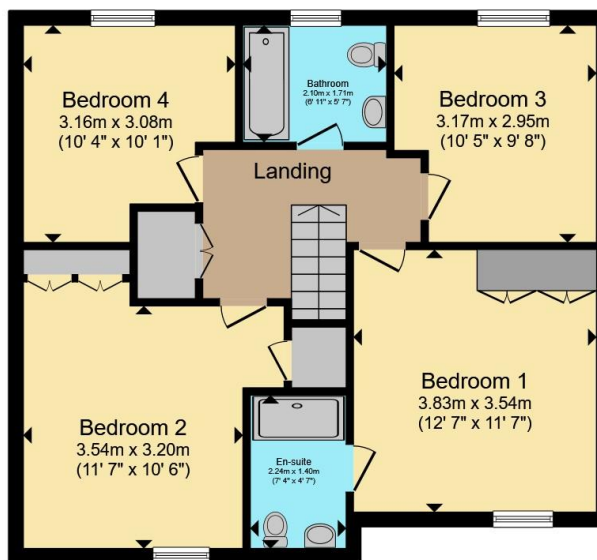
Agent Note

Please note that an AML fee is of £80 inc VAT chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 127.5 m² (1,372 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: Council Tax
Awaited Band: F

view this property online connells.co.uk/Property/BUK308531



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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