



**Connells**

Kingfisher Road  
BUCKINGHAM

Kingfisher Road  
BUCKINGHAM MK18 7EX

for sale  
£450,000



### Property Description

Situated in a peaceful and highly sought-after location just outside Buckingham town centre, this detached family home offers spacious and versatile accommodation, complemented by a driveway, garage, and a private rear garden.

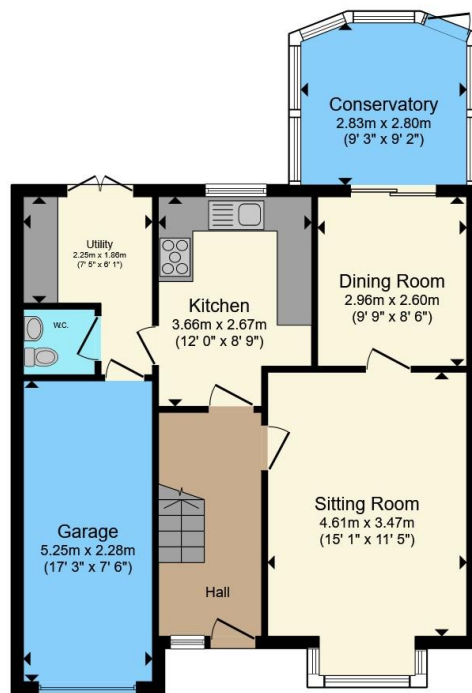
The property is entered via a welcoming entrance hall, which provides access to the principal ground-floor rooms. To the front of the property is a generous sitting room, offering a bright and comfortable space for everyday living and entertaining. To the rear, the home benefits from a well-appointed kitchen, which flows through to a separate dining room, creating an ideal layout for family life and social occasions. The dining room opens into a conservatory, providing additional living space and enjoying views over the rear garden. A practical utility room and convenient cloakroom/W.C. complete the ground-floor accommodation.

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 family bathroom.

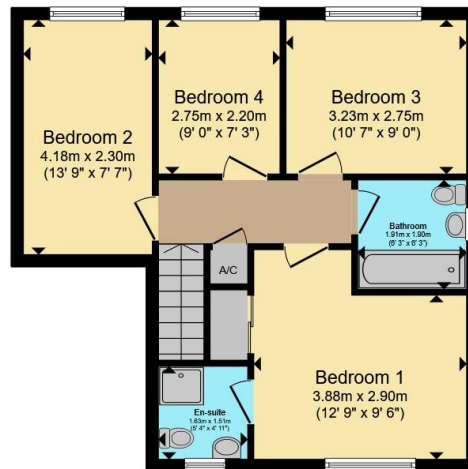
Outside, the property enjoys a rear garden that is mostly laid to lawn, providing an attractive and manageable space for outdoor relaxation and entertaining. Further benefits include a driveway offering off-road parking and an integral garage, providing excellent storage and additional parking options.







**Ground Floor**



**First Floor**

Total floor area 121.4 m<sup>2</sup> (1,307 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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2 West Street  
 BUCKINGHAM MK18 1HL

EPC Rating: D Council Tax  
 Band: E

**view this property online [connells.co.uk/Property/BUK308238](http://connells.co.uk/Property/BUK308238)**

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.

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Property Ref: BUK308238 - 0002