





**Offers in Excess of  
£350,000**

Situated on the sought after non estate location of Buckingham Road in Far Bletchley is this three bedroom extended semi detached family home. The property boasts an extension to rear offering a larger kitchen and lounge. Further benefits include a dining area, downstairs cloakroom, an extensive rear garden and off road parking.

# Property Description

## **ENTRANCE**

UPVC door to entrance hall.

## **ENTRANCE HALL**

Double glazed window to side aspect. Radiator, stairs to first floor, door to understairs storage cupboard, doors to kitchen and lounge/diner.

## **CLOAKROOM**

Frosted double glazed window to side aspect. Low level w.c., wash hand basin, tiled walls.

## **LOUNGE AREA**

Double glazed bi-fold doors to garden,. Radiator, feature fireplace, open to dining area.

## **DINING AREA**

Double glazed bay window to the front aspect. Radiator, open to lounge.

## **KITCHEN**

Double glazed window to rear aspect, double glazed door to side aspect. Range of wall mounted and floor standing units with roll edge work surface over, one and a half stainless steel sink with mixer tap, integrated oven and hob with extractor fan over, space for fridge/freezer, washing machine and tumble dryer.

## **LANDING**

Frosted double glazed window to side aspect. Doors to bedrooms and bathroom, stairs to loft conversion.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built in storage.

## **BEDROOM TWO**

Double glazed window to rear aspect. Built in wardrobe, radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **LOFT ROOM**

Wooden velux window to rear aspect. Radiator, eaves storage.

## **BATHROOM**

Frosted double glazed window to front aspect. Radiator, part tiled walls, tiled floor, low level w.c., vanity wash hand basin, bath with shower attachment, electric shower over.

## **OUTSIDE**

### **FRONT GARDEN**

Block paved driveway providing off road parking for two cars, mature hedging, EV charger.

### **REAR GARDEN**

Mainly laid to lawn, enclosed by wooden fencing panels, mature trees and bush border, patio area, side gated access, outside tap.

**Approximate Gross Internal Area 971 sq ft - 90 sq m**

Ground Floor Area 516 sq ft – 48 sq m

First Floor Area 455 sq ft – 42 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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