



**Connells**

Western Avenue  
Buckingham



## Property Description

This charming three-bedroom home offers a well-balanced layout and an excellent location, just a short walk from the town centre and local schools.

On the ground floor, you'll find a spacious living room that provides a welcoming space for relaxation and entertaining. The kitchen is thoughtfully designed and flows with a dining room, creating an ideal setting for family meals and gatherings.

Upstairs, there are three bedrooms, including a generous main bedroom and two additional rooms that are perfect for family, guests, or a home office. A modern bathroom completes the first-floor accommodation.

Externally, the property boasts a rear garden featuring a lush lawn, offering a private outdoor space.

To the front, an expansive driveway provides ample off-road parking and leads to a garage, ensuring convenience and practicality.

This home combines comfort, functionality, and a prime location—perfect for those seeking easy access to amenities while enjoying a peaceful residential setting.

## 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**

## **Living Room**

18' 6" x 12' 2" ( 5.64m x 3.71m )

## **Kitchen**

10' x 9' 11" ( 3.05m x 3.02m )

## **Dining Room**

9' 10" x 8' ( 3.00m x 2.44m )

## **Bedroom 1**

12' 2" x 6' 7" ( 3.71m x 2.01m )

## **Bedroom 2**

10' 2" x 10' 1" ( 3.10m x 3.07m )

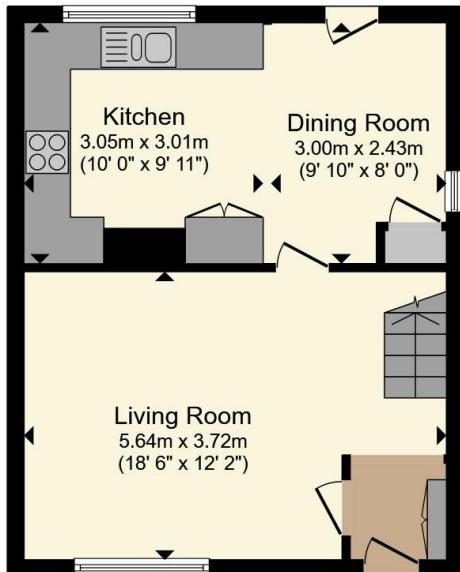
## **Bedroom 3**

9' 3" x 8' 2" ( 2.82m x 2.49m )

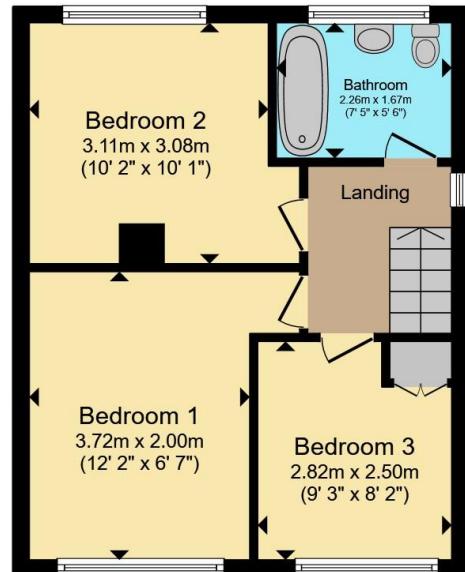
## **Bathroom**

## **Garage**

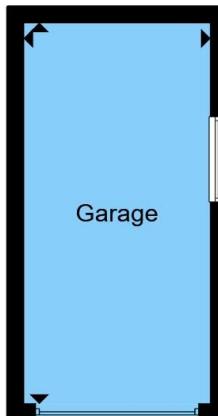




**Ground Floor**



**First Floor**



**Garage**

Total floor area 87.3 m<sup>2</sup> (939 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

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EPC Rating: C    Council Tax  
 Band: C

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Tenure: Freehold



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