



35 Swithin Lane, Buckingham. MK18 1ZJ

£525,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OPEN HOUSE SATURDAY 5TH OF APRIL 10.00PM - 11.00PM CALL TO BOOK YOUR APPOINTMENT.

Mason's Residential are thrilled to offer to the market this immaculate detached four double bedroom family home, in show home condition. This property is a must see with no onward chain and in the much desired schooling catchment of The Royal Latin Grammar.

The property is located in the rural north of Buckinghamshire boasting a fascinating history and an abundance of green spaces. Within close proximity of the bustling and pleasant market town, with its well-stocked High Street it is also located on the River Ouse for those seeking outdoor pursuits. Buckingham is approximately 65 miles north of central London and 25 miles from Oxford, adorned with neighbouring attractions such as Stowe Landscape Gardens and the world known Silverstone Race Track. The town has an ancient heritage and retains much of its old-world charm with many fine historic buildings, including the 17th century Gaol and its museum. It has good transport links both by road and rail to London which also makes it a popular base for commuters working in the capital.

The property comprises of; entrance hall, a white suite cloakroom, the sitting room with dual front and side aspect allowing lots of natural light to flood in, an upgraded kitchen/dining/family room with Karndean flooring, mono bloc mixer tap, five zone ceramic hob and integrated appliances with French doors that open to the rear garden with flush-fit Venetian blinds and utility room.

Off the first floor landing you will find; bedroom one with a quadruple wardrobe with sliding doors served by an en-suite, bedroom two with two double wardrobes, bedroom three adorned with a further triple wardrobe, with bedroom four hosting a single wardrobe and all served by the family bathroom.

Outside you will find a front garden mainly laid to lawn with the fully enclosed rear garden with side gated access and paved patio area.

The house is served by a single garage and a driveway with parking spaces for two cars.

FEATURES

- FOUR DOUBLE BEDROOMS
- UTILITY ROOM
- EN-SUITE

- SINGLE GARAGE
- A MUST SEE
- NO CHAIN



ROOM DESCRIPTIONS

ENTRANCE HALL

CLOAKROOM

4' 9" x 5' 1" (1.45m x 1.55m)

SITTING ROOM

12' 6" x 15' 4" (3.81m x 4.67m)

KITCHEN BREAKFAST ROOM

15' 10" x 19' 3" (4.83m x 5.87m)

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

12' 1" x 12' 6" (3.68m x 3.81m)

EN SUITE TO MAIN BEDROOM

4' 11" x 7' 4" (1.50m x 2.24m)

BEDROOM TWO

10' 8" x 13' 1" (3.25m x 3.99m)

BEDROOM THREE

9' 7" x 10' 2" (2.92m x 3.10m)

BEDROOM FOUR

FAMILY BATHROOM

6' 1" x 9' 3" (1.85m x 2.82m)

FRONT AND REAR GARDENS

SINGLE GARAGE WITH PARKING FOR TWO CARS

PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect.

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor.



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Garage.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: B (85)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

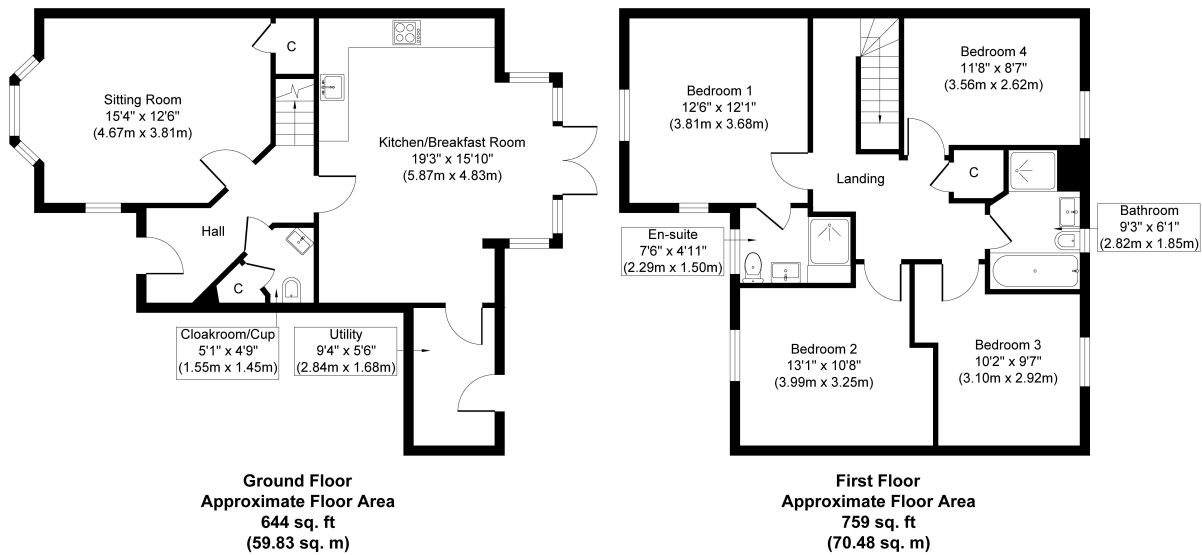
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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