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Approximate Gross Internal Area (including Garage) = 154.7 sq m / 1665 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1157758)

Housepixmap Ltd



Park Road, Buckden PE19 5SL

- Fantastic Family Home
- Modern En Suite Shower Room
- Kitchen/Dining Room
- Garage And Driveway Parking For Three Cars
- Highly Sought After Village
- Offering Around 1506 sq.ft/140 sq.meters Of Accommodation

Offers in Excess of £495,000

- Four Bedrooms
- Three Reception Rooms
- Modern Ground Floor Shower Room
- Walking Distance Of Amenities
- Viewing Strictly By Appointment Only

UPVC Double Glazed Door To

Entrance Hall

Stairs to first floor, cloaks cupboard, radiator, coving to ceiling.

Shower Room

Double glazed window to front aspect, fitted in a modern three piece suite comprising vanity wash hand basin, floating low level WC with concealed cistern, shower cubicle with independent shower unit fitted over, heated mirror with shaver point, full ceramic tiling, heated towel rail, recessed downlighters, tiled flooring.

Living Room

18' 8" x 11' 6" (5.69m x 3.51m)

Two double glazed windows to rear aspect, four wall light points, radiator, central feature fireplace with inset electric fire, coving to ceiling, double doors to

Family Room

14' 6" x 8' 4" (4.42m x 2.54m)

A double aspect room with double glazed window to side and double glazed sliding patio doors to rear, built in drinks bar with integrated lighting, radiator, ceiling fan.

Study

16' 5" x 8' 6" (5.00m x 2.59m)

Double glazed window to front aspect, access to loft space, radiator, door to **Garage**, coving to ceiling.

Kitchen/Dining Room

20' 8" x 12' 7" maximum (6.30m x 3.84m)

A double aspect room with double glazed windows to front and side, concealed wall mounted gas central heating boiler, fitted in a range of base, drawer and wall mounted units, breakfast bar, complementing work surfaces and tiling, single drainer sink unit with mixer tap, integrated dishwasher and fridge freezer, space for cooker with cooker hood over, space and plumbing for washing machine, radiator, recessed down lighters, coving to ceiling.

First Floor Landing

Access to two loft spaces, airing cupboard with shelving.

Principal Bedroom

11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed window to rear aspect, ceiling fan, radiator.

En Suite Shower Room

Double glazed window to rear aspect, fitted in a modern five piece suite comprising twin wash hand basins, low level WC with concealed cistern, bidet, shower enclosure with drench style head and additional hand held shower attachment, full ceramic tiling, feature lighting, heated towel rail, recessed downlighters, tiled flooring with under floor heating.

Bedroom 2

11' 9" x 8' 10" (3.58m x 2.69m)

Double glazed window to front aspect, radiator.

Bedroom 3

11' 7" x 8' 4" (3.53m x 2.54m)

Double glazed window to rear aspect, radiator.

Bedroom 4

9' 0" x 8' 2" (2.74m x 2.49m)

Double glazed window to front aspect, radiator, fitted wardrobes with hanging and shelving.

Family Bathroom

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath, complementing tiling, radiator.

Outside

The front garden is landscaped and laid to lawn with mature shrubs, hedging and outside lighting. The block paved driveway provides ample off road parking and leads to the **Single Garage** with up and over door, power, lighting and access to loft space. Side access leads to the rear garden which is laid to lawn with a sand stone paved patio area, raised decorative beds, mature tree, outside lighting, garden shed and enclosed by panel fencing.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - E

