



Manor Gardens, Buckden, PE19 5TN  
Guide Price £400,000 - £425,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS



**\*\*\*GUIDE PRICE £400,000 -  
£425,000\*\*\***

**\*\*REFURBISHED THREE DOUBLE  
BEDROOM DETACHED HOME IN  
SOUGHT AFTER VILLAGE LOCATION\*\***

Latcham Dowling Estate Agents are delighted to offer for sale this extremely well presented family home, situated in this established residential location within the ever popular village of Buckden and offering great access to all of the village amenities and local schools. The property offers a large open plan lounge/ dining room providing direct access out to the generous South West facing landscaped rear garden, a re-fitted kitchen/ breakfast room and a re-fitted bathroom, along with a separate utility area, garage, workshop and a block paved driveway providing off road parking for 2 cars. Viewing is essential to fully appreciate the quality and location of this lovely home.

**Entrance Via**

**Entrance Porch**  
5'0 x 3'3 (1.52m x 0.99m)

**Entrance Hall**  
14'7 x 6'5 (4.45m x 1.96m)

**Kitchen**  
11'0 x 8'11 (3.35m x 2.72m)

**Utility Area**  
7'3 x 4'0 (2.21m x 12.19m)

**Lounge/ Dining Room**  
17'11 max x 14'4 max (5.46m max x 4.37m max)

**First Floor Landing**

**Bedroom One**  
11'9 x 9'7 (3.58m x 2.92m)







**Bedroom Two**  
11'0 x 9'2 (3.35m x 2.79m)

**Bedroom Three**  
8'8 x 8'0 (2.64m x 2.44m)

**Bathroom**  
6'5 x 5'5 (1.96m x 1.65m)

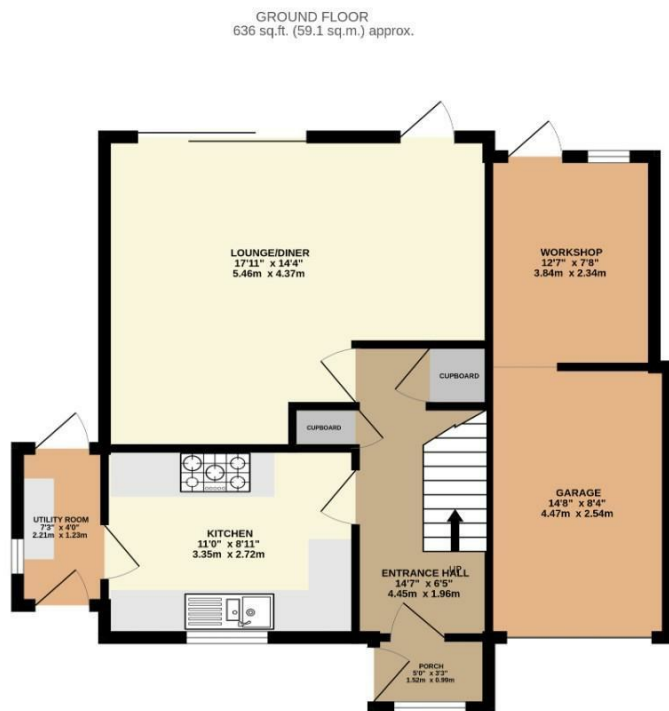
**Rear Garden**

**Garage**  
14'8 x 8'4 (4.47m x 2.54m)

**Workshop**  
12'7 x 7'8 (3.84m x 2.34m)

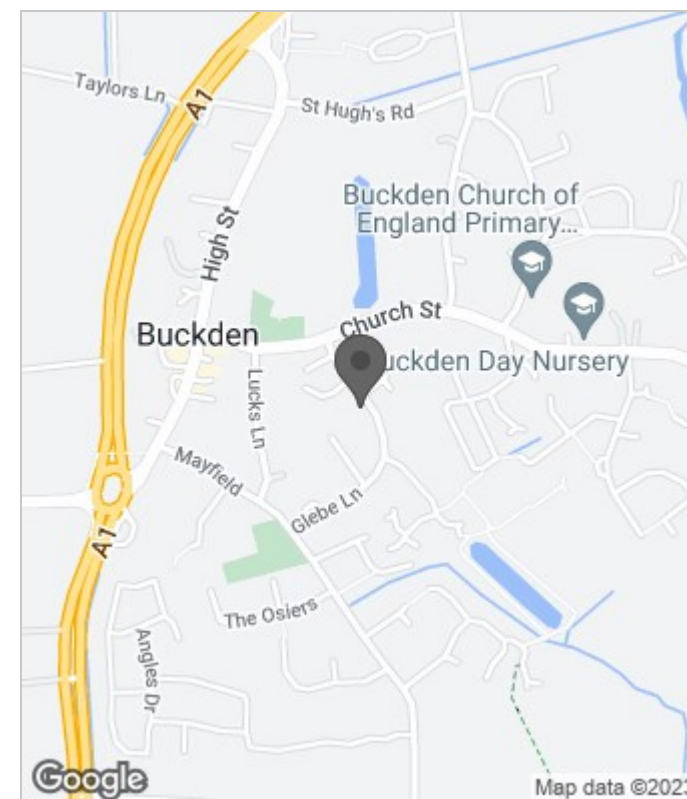
**Outside Front**





TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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