

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



*Russell
& Butler*

3 Bradfield Avenue, Buckingham, MK18 1PR

£450,000.00 Freehold

A four bedroom detached family home well situated within walking distance of Buckingham town centre and in catchment for local schooling. The accommodation fully comprises: Entrance porch, entrance hall, cloakroom, kitchen, sitting room, dining room with built in storage, conservatory leading out to the rear garden, first floor landing, four good sized bedrooms and a family bathroom. To the outside there is a single garage, driveway providing plenty of off road parking and side access leading to the rear garden. EPC Rating TBC. NO UPPER CHAIN.



Entrance
Door to:

Entrance Porch
4' 5" X 4' 8" (1.36m X 1.43m)
Ceramic tiled floor, double glazed window to side aspect, wall light point, part glazed door to:

Entrance Hall
4' 1" X 9' 11" (1.27m X 3.03m)
Double panel radiator, double glazed window to side aspect, stairs rising to first floor.

Cloakroom
5' 9" X 4' 2" (1.77m X 1.29m)
Suite of low level WC, wall mounted wash hand basin, space and plumbing for washing machine, Upvc double glazed window to rear aspect, radiator.

Sitting Room
12' 1" X 15' 9" (3.70m X 4.82m)
Two radiators, coving to ceiling, Upvc double glazed window to front aspect, brick built fireplace with fire fitted, stone built tv unit, central heating thermostat.

Kitchen
8' 10" X 11' 11" (2.71m X 3.65m)
Fitted to comprise, inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, a range of wall and base units, work tops over, ceramic tiling to splash areas, Upvc double glazed window to rear aspect, under stairs storage cupboard.

Dining Room
8' 8" X 11' 5" (2.66m X 3.49m)
Upvc double glazed sliding doors to conservatory, coving to ceiling, large storage cupboard.

Conservatory
7'11" X 5'6" (2.42m x 1.67m)
Ceramic tiled floor, Upvc double glazed sliding door to rear garden.

First Floor Landing
Airing cupboard housing hot water tank, coving to ceiling, Upvc double glazed panel to side aspect.

Bedroom One
13' 5" X 8' 9" (4.10m X 2.69m)
Upvc double glazed window to front aspect, radiator.

Bedroom Two
9' 0" X 12' 1" (2.76m X 3.69m)
Upvc double glazed window to rear aspect, radiator, coving to ceiling, Upvc double glazed window to side aspect.

Bedroom Three
12' 2" X 10' 0" (3.73m X 3.06m)
Upvc double glazed window to front aspect, radiator, built in wardrobes.

Bedroom Four
8'11" X 8'9 (2.72m x 2.66m)
Upvc double glazed window to rear aspect, radiator.

Family Bathroom
5' 8" X 6' 9" (1.75m X 2.08m)
Coloured white suite of low level W.C, pedestal wash hand basin, panel bath, separate shower over, radiator, Upvc double glazed window to rear aspect, ceramic tiling to splash areas.

Outside

Front Aspect
Driveway providing off road parking, gravelled area to front aspect for ease of maintenance.

Rear Garden
South west facing.
Enclosed by brick walling and panel fencing, laid mainly to lawn with paved patio and pathways, flower and shrub beds and borders, timber summer house, outside tap, outside lighting.

Garage
15'11" X 8'9" (4.86m x 2.67m)
Up and over door.

Please Note
All main services connected.

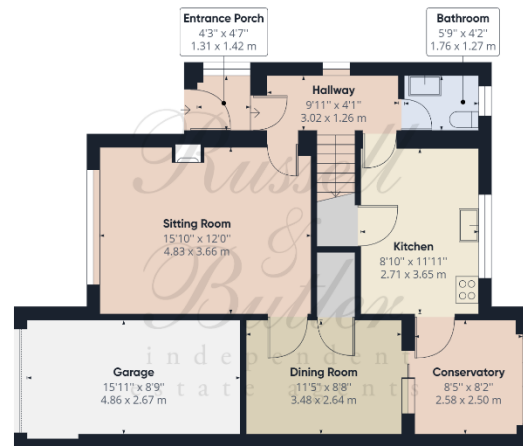
N.B.
Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.

Mortgage Advice
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact Clare on 01280 815999. Alternatively, you can email clare.jarvis@mab.org.uk

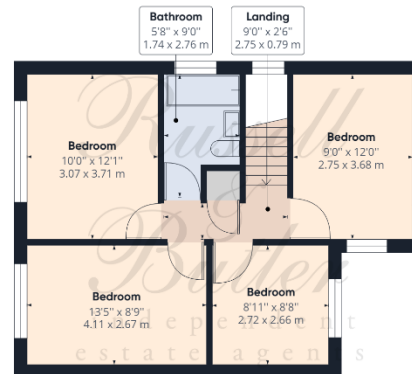








Floor 0 Building 1



Floor 1 Building 1

*Russell
& Butler*
independent
estate agents

Approximate total area⁽¹⁾

1268.34 ft²

117.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Visit us online: www.russellandbutler.com



expertagent

PrimeLocation.com

