

Russell & Butler

independent estate agents

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Otters Brook, Buckingham, MK18 7EB

Asking Price £450,000.00 Freehold

A spacious and very well presented four bedroom end of terrace family home located in a favourable position on the edge of parkland and also within close walking distance to Bourton Meadow Academy, and walking distance to both Buckingham Secondary and the Royal Latin Grammar Schools. The accommodation briefly comprises: Block paved driveway for several vehicles, entrance porch/boot room, hallway, ground floor cloakroom, sitting room with French doors to the rear garden, separate family room, kitchen/dining/family room with integrated appliances and benefitting from French doors out onto the patio, separate utility room. On the first floor, master bedroom with feature panelled wall and a generous size en-suite, three further bedrooms and recently re-fitted bathroom. The rear garden is south west facing with lawn and large paved patio and timber storage shed. EPC rating C. Council tax band C.



Entrance

Upvc double glazed door to entrance porch

Entrance Porch

Providing cloaks storage space.

Entrance Hall

Radiator, stairs rising to first floor, wood laminate floor, central heating thermostat.

Cloakroom

White suite of low level wc, pedestal wash hand basin, ceramic tiling to splash areas.

Sitting Room

19' 1" X 10' 10" (5.82m X 3.32m)

Benefitting from Upvc double glazed French doors to rear garden, Upvc double glazed window to rear aspect, two radiators, under stairs storage cupboard, coving to ceiling.

Family Room

12' 2" X 7' 5" (3.71m X 2.28m)

Upvc double glazed window to front aspect overlooking the park, radiator, wood laminate floor, inset downlighters.

Kitchen/Dining/Family Room

20' 2" X 12' 5" (6.17m X 3.79m)

Fitted to a high specification to comprise a range of Hi-gloss units, inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, ceramic tiling to splash areas, integrated dishwasher, integrated fridge & freezer, integrated beer and wine fridge, space for range cooker, ceramic tiling to splash areas, inset downlighters, Upvc double glazed window to front aspect overlooking parkland, Upvc double glazed French patio doors to patio and rear garden.

Utility Area

7' 3" X 6' 10" (2.22m X 2.10m)

Inset sink units with work tops to either side, space and plumbing for washing machine, space for tumble dryer, range of storage cupboards, cupboard housing gas fired boiler supplying both domestic hot water and radiator central heating, inset downlighters, Upvc double glazed window to front aspect.

Bedroom One

12' 11" X 12' 5" (3.95m X 3.80m)

Spacious master bedroom with feature panelling to walls, inset downlighter's, radiator, Upvc double glazed window to front aspect overlooking parkland.

En-Suite

11' 11" X 7' 2" (3.65m X 2.19m)

Generous sized en-suite to comprise fully tiled double width shower cubicle, power shower as fitted, glazed screen, wash hand basin housed in vanity unit with storage, shelving and inset mirror, low level wc, chrome ladder towel rail, Upvc double glazed window to rear aspect, ceramic tiled floor.

Bedroom Two

9' 9" X 9' 1" (2.98m X 2.77m)

Upvc double glazed window to front aspect overlooking parkland, radiator.

Bedroom Three

9' 9" X 8' 3" (2.98m X 2.52m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Four

9' 4" X 8' 2" (2.86m X 2.51m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

6' 2" X 6' 3" (1.89m X 1.92m)

Recently refitted to comprise fully tiled double walk in shower with Aqua Lisa shower as fitted, glazed screen, low level wc, pedestal wash hand basin, ceramic tiling to walls, ladder towel radiator, Upvc double glazed window to rear aspect, inset downlighters, Bluetooth mirror with LED backlight.

Front Garden

Block paved driveway for several vehicles, gated side access to rear garden, part enclosed by fencing, outside tap.

Rear Garden

South east facing with large paved patio, raised flower and shrub beds and borders, laid to lawn, outside lighting, further patio area to side leading to timber storage shed, fully enclosed by panel fencing.

Timber Storage Shed

Light and power connected.

Please Note

EPC Rating: C. Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains. Water supply: Mains. Sewerage: Mains.

Heating: Gas heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Off road and on road parking

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

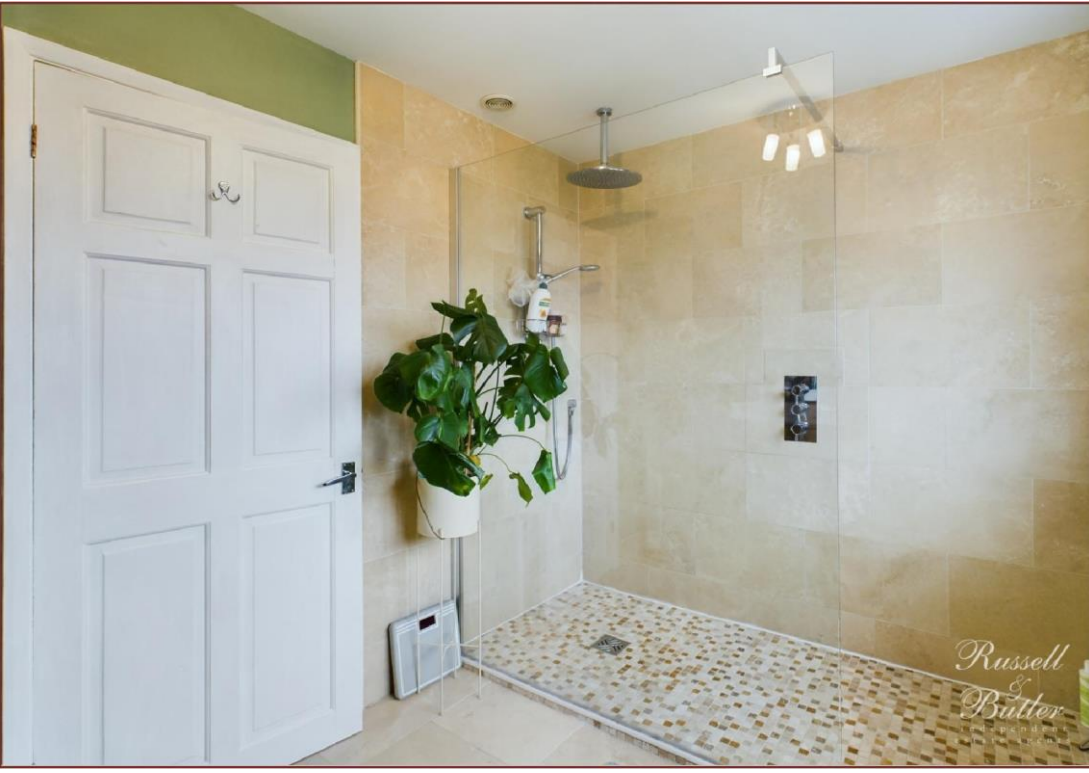
Mortgage Advice

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 us for further information.





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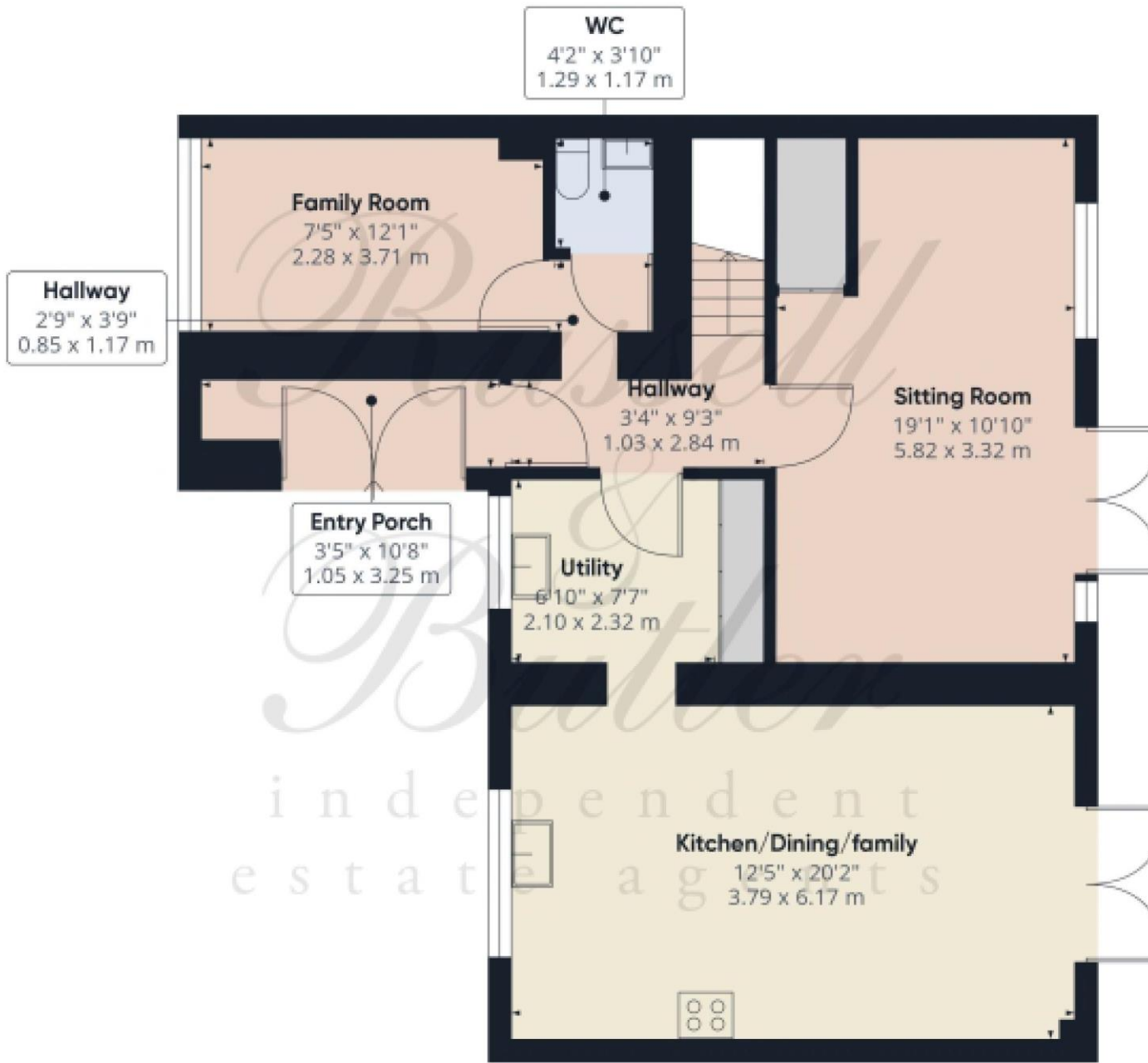






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Approximate total area⁽¹⁾
739.93 ft²
68.74 m²

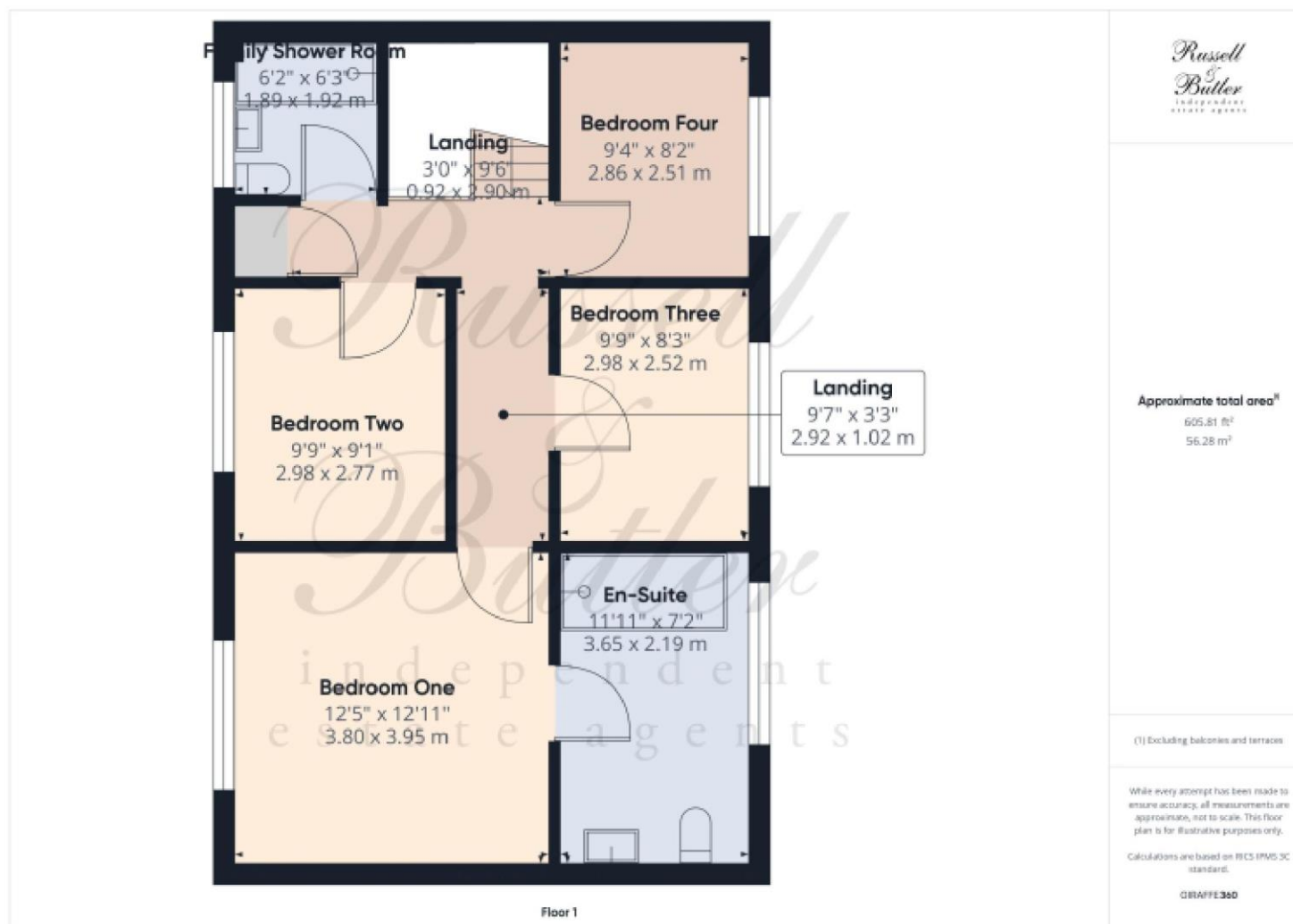
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GRAPPE360

Floor 0



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.

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