

*Russell & Butler*

independent estate agents

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# Hare Close, Buckingham, MK18 7EN.

**Freehold Asking Price £365,000.**

A three bedroom link detached house situated on this popular development within easy walking distance of Buckingham's senior schools including The Royal Latin Grammar. The property has the benefits of gas to radiator central heating, UPVC double glazing, a south east facing rear garden backing onto a green and a driveway. The garage has been converted into a utility room, study and cloakroom with a small part remaining for useful storage. The accommodation comprises: Entrance porch, entrance hall, sitting room, dining room, kitchen, study, cloakroom, utility room, three bedrooms, bathroom and gardens to front and rear. Council Tax band C. Energy rating awaited. NO ONWARD CHAIN.



### Entrance

UPVC double glazed entrance door to:

### Front Porch

Half glazed door to:

### Entrance Hall

Radiator. Stairs to first floor. Wood laminate flooring.

### Sitting Room *12' 0" X 10' 11" (3.67m X 3.34m)*

Radiator. UPVC double glazed bow window to front aspect. Wood laminate flooring. Arch to Dining Room.

### Dining Room *11' 3" X 7' 8" (3.45m X 2.34m)*

Radiator. Wood laminate flooring. UPVC double glazed french patio doors to rear garden.

### Kitchen *11' 4" X 7' 8" (3.47m X 2.34m)*

Belfast sink with mono bloc mixer tapp. Further range of base and eye level units with solid wood work surfaces. Ceramic tiled splash areas. Five burner gas range. Integrated dishwasher. Radiator. UPVC double glazed window to rear aspect. Open through to:

### Study *7' 11" X 6' 3" (2.43m X 1.92m)*

Radiator. UPVC double glazed french patio doors to rear garden. Door to utility room and cloakroom.

### Cloakroom

White suite comprising: Wash hand basin with cupboard under. Low level W.C. Radiator. Extractor fan.

### Utility *7' 5" X 6' 4" (2.27m X 1.94m)*

Plus door recess.

Inset single drainer stainless steel sink unit with mono bloc mixer tap cupboard under. Further eye level units. Ceramic tiled splash areas. Plumbing for automatic washing machine. Extractor fan. Radiator. Door to remainder of the former garage. 2.52 x 2.12 with up and over door. Power and light connected. "Ideal" gas fired combi boiler serving central heating and domestic hot water.

### First Floor Landing

Access to loft space. UPVC double glazed window to side aspect. Linen cupboard with shelving.

### Bedroom One *11' 11" X 8' 3" (3.65m X 2.54m)*

Maximum.

Radiator. UPVC double glazed window to rear aspect overlooking a green.

### Bedroom Two *10' 6" X 7' 6" (3.22m X 2.31m)*

Plus door recess.

Radiator. UPVC double glazed window to front aspect.

### Bedroom Three *7' 4" X 6' 5" (2.25m X 1.97m)*

Radiator. Built in single bed. UPVC double glazed window to front aspect.

### Bathroom *6' 9" X 5' 5" (2.07m X 1.67m)*

White suite comprising: Panel bath with shower over. Pedestal wash hand basin. Low level W.C. Full ceramic tiling to all walls. Shaver point. Ladder towel radiator. UPVC double glazed window to rear aspect over looking a green.

### Outside

#### Front Garden

Open plan. Laid to lawn. Tarmac drive.

#### Rear Garden

Laid to lawn with flower and shrub border. Good sized paved patio. Fully enclosed. Gate leading onto green behind. South East facing.

### Please Note

All mains services connected.

EPC Rating: Awaited.

Council Tax Band: C. £2032 Per annum.

BROADBAND/MOBILE COVERAGE: Standard & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 900Mbps 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).

N.B.

Measurements on floor plan are approximately 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 when the measurements are both shown 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 us for further information.







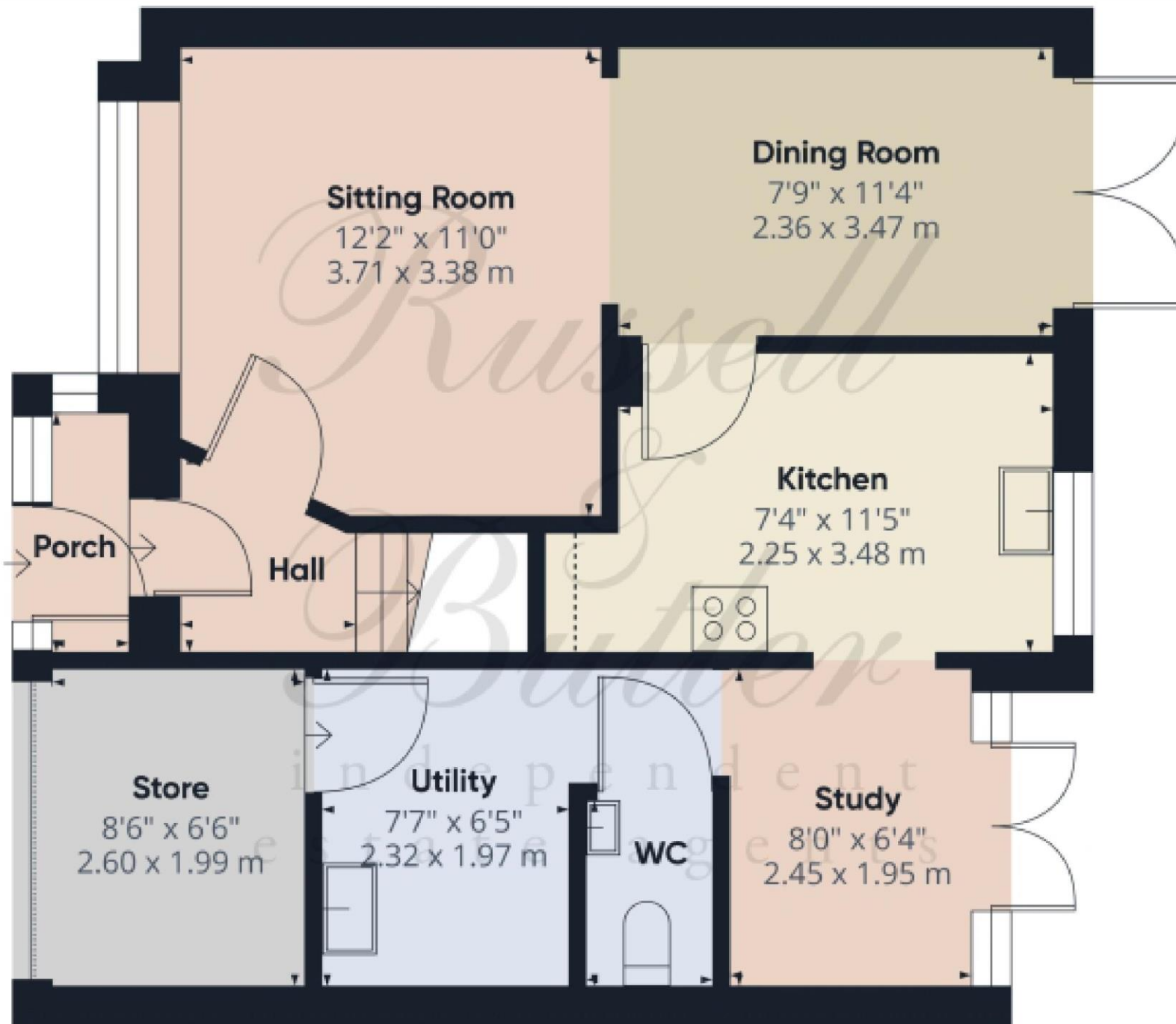


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Floor 0

**Approximate total area<sup>(1)</sup>**  
552.09 ft<sup>2</sup>  
51.29 m<sup>2</sup>

**Reduced headroom**  
2.14 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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.



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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