

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Fox Way, Buckingham, MK18 7EH

Asking Price £409,995.00 Freehold

A spacious three-bedroom extended family home providing excellent living space and being well situated on the popular Badgers development in Buckingham, being in walking distance and catchment for Bourton Meadow Academy, Buckingham Secondary and Royal Latin Grammar Schools. The accommodation of the property fully comprises: Entrance hall with storage, sitting room open through to the dining/play room open through to family living/dining space at the rear which has a vaulted ceiling and bifold doors opening onto the rear garden, kitchen with range cooker, laundry room, ground floor shower room, access to the garage which has been sub divided to provide two useful storage areas, first floor landing, three bedrooms and family bathroom which also benefits from a separate walk in shower. To the front of the property there is driveway parking and both front and rear gardens. EPC rating C. Freehold.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

12' 3" X 6' 3" (3.75m X 1.93m)

Providing access to accommodation with stairs rising to first floor, radiator, decorative laminate flooring, under stair storage space.

Sitting Room

11' 10" X 12' 4" (3.61m X 3.76m)

With UPVC double glazed bay window to front aspect, Oak wooden flooring, two radiators, open through to:

Dining Room

10' 7" X 9' 3" (3.24m X 2.84m)

Oak wooden flooring, radiator, open through to:

Family Room

14' 6" X 16' 5" (4.43m X 5.02m)

A wonderful extension to this family home to provide further entertaining living space with vaulted ceiling, Oak framed double glazed bi fold doors leading out onto the rear garden, Oak wooden flooring, upright wall mounted radiator, UPVC double glazed window to side aspect.

Kitchen

13' 8" X 8' 7" (4.18m X 2.62m)

Fitted to comprise inset Belfast sink unit with wooden drainer to each side, mixer taps with cupboard under, a further range of wall, drawer and base units with work tops over, ceramic tiling to splash areas, ceramic tiled flooring, inset downlighters, coving to ceiling, large pantry, space and plumbing for dishwasher, range cooker of 5 burner gas hob with hot plate, electric ovens and grill under, radiator, window recess open through to family/dining room

Laundry Room

9' 2" X 6' 11" (2.81m X 2.11m)

A useful laundry/boot room with space and plumbing for washing machine, wooden flooring, Upvc double glazed sliding doors to patio, wall mounted upright radiator, door to integral garage.

Ground Floor Shower Room

White suite of fully tiled corner shower cubicle with shower as fitted, glazed screen, pedestal wash hand basin, low flush W/C, chrome ladder towel radiator, inset downlighters, extractor fan, half height tongue and groove panelling to walls.

First Floor Landing

Upvc double glazed window to side aspect, large storage cupboard, access to part boarded loft space with power and ladder, Worcester gas fired boiler serving both domestic hot water and radiator central heating.

Bedroom One

12' 5" X 10' 11" (3.80m X 3.35m)

Benefitting from built in wardrobes, Upvc double glazed window to front aspect, radiator, dado rail.

Bedroom Two

10' 6" X 10' 5" (3.22m X 3.18m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

7' 4" X 6' 7" (2.25m X 2.03m)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

5' 5" X 7' 10" (1.67m X 2.39m)

A four piece white suite of panel bath with central mixer taps, fully tiled separate shower cubicle with shower as fitted and glazed screen, wash hand basin with storage drawers under, low flush W/C, full height ceramic tiling to walls, two UPVC double glazed windows to rear and side aspects, inset down lighters, ceramic tiled flooring.

Front Aspect

Open plan front garden, laid mainly to lawn with double width driveway leading to property entrance and garage.

Converted Garage

13' 1" X 7' 0" (3.99m X 2.15m)

The garage has been sub divided to provide two useful storage areas with light, up and over door to the front, personal door to laundry room.

Rear Garden

Fully enclosed by panel fencing with large paved patio, a further decked entraining area, laid to lawn with flower beds, timber shed/playhouse.

Please Note

Council tax band C.

EPC rating C.

Parking: Driveway and ON street parking.

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).

Pursuant to the terms of the Estates Act 1979. We disclose that the seller of this property is a relation of an employee of Russell & Butler.

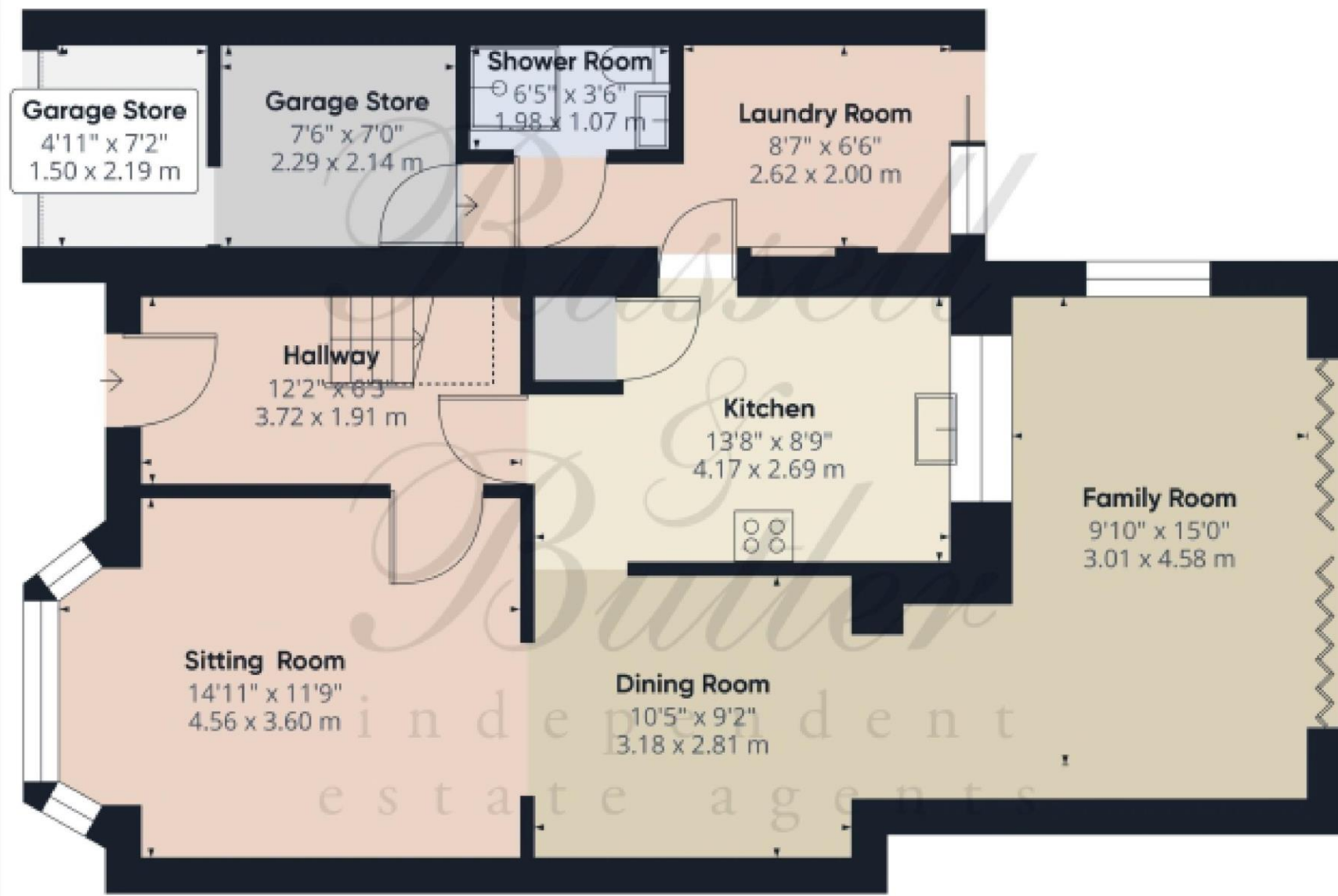
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.





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Approximate total area⁽¹⁾
 843.78 ft²
 78.39 m²

Reduced headroom
 14.35 ft²
 1.33 m²

(1) Excluding balconies and terraces

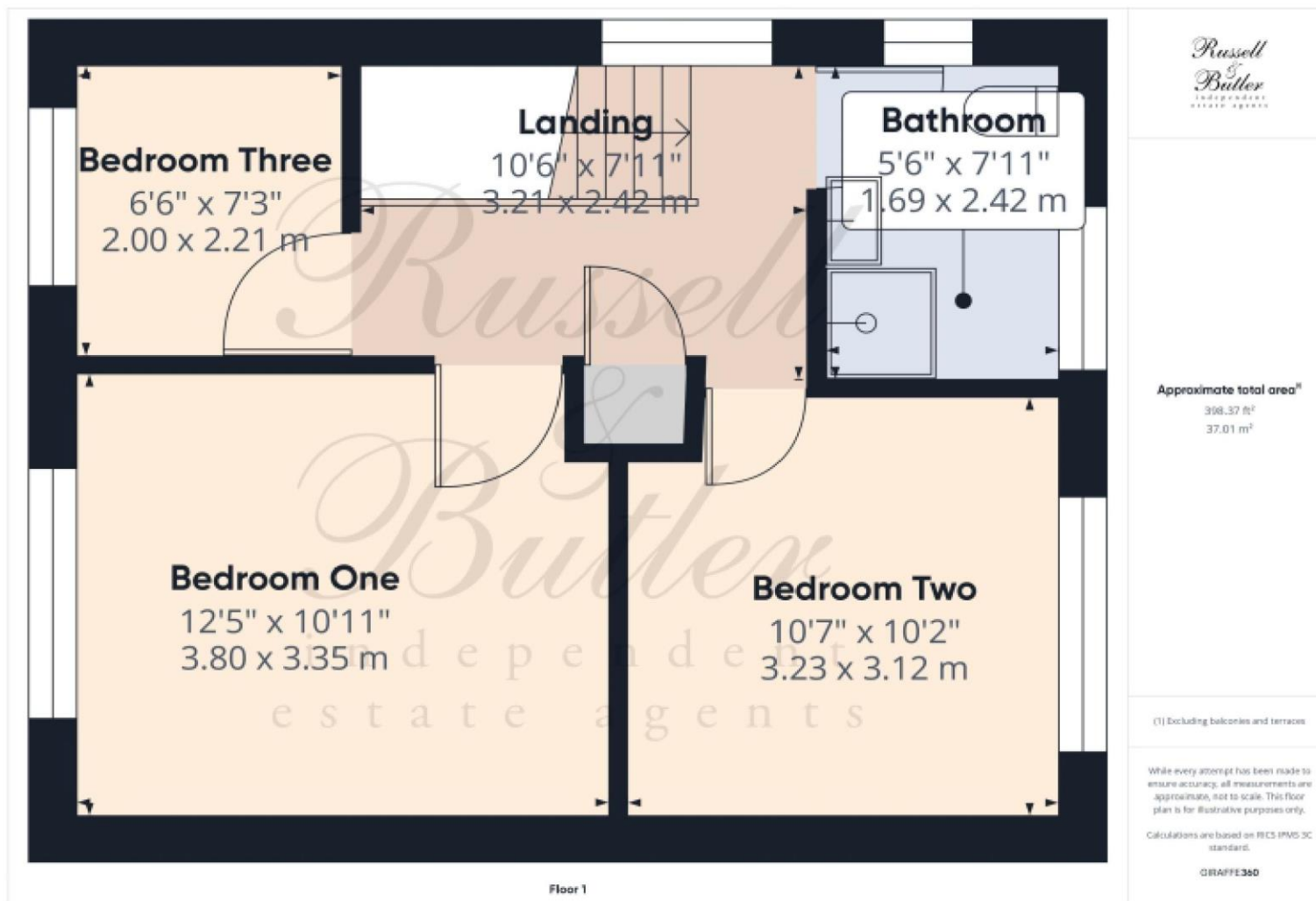
Reduced headroom
 ----- Below 5 ft/1.5 m

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.

GRAFFI350

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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