

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# London Road, Buckingham, MK18 1AS

Asking Price £575,000.00 Freehold

Located within close walking distance to both Buckingham Town Centre and the Royal Latin Grammar School, a beautifully presented 4 double bedroom, 1930's detached family home, having been much improved by the current owners. This fabulous property is approached via the block paved driveway providing off road parking for several vehicles, and the living accommodation of approx. 1600 sq. ft comprises: Entrance hallway, ground floor cloakroom, dining room, family room with wood burning stove and French doors, sitting room with bay window and feature panoramic fireplace, the kitchen breakfast has bi fold doors leading out to the garden and is fitted to include a breakfast bar, twin built in Neff ovens, induction hob with a contemporary extractor hood and utility space for white goods. On the first floor there is a light and airy landing, four double bedrooms, a spacious family bathroom, enclosed gardens to the rear. EPC rating D.



### **Entrance**

Replacement composite door to entrance hall.

### **Entrance Hall**

Providing access to accommodation, inset downlighters, contemporary style radiator, ceramic tiled floor, stairs rising to first floor, under stairs storage cupboard.

### **Cloakroom**

Refitted white suite of low level wc, wash hand basin with storage under, metro style ceramic tiling to walls, ceramic tiled floor, ladder towel radiator.

### **Sitting Room**

*16' 0" X 11' 5" (4.89m X 3.49m)*

Upvc double glazed box bay window to front aspect, contemporary style radiator, feature panoramic wall inset remote controlled fire, wooden flooring.

### **Dining Room**

*13' 11" X 9' 5" (4.26m X 2.89m)*

Upvc double glazed window to front aspect, coving to ceiling, wooden flooring, contemporary style radiator.

### **Family Room**

*14' 6" X 11' 2" (4.43m X 3.42m)*

Upvc double glazed window to side aspect, Upvc double glazed French doors to rear garden, wooden flooring, inset downlighters, wood burning stove.

### **Kitchen/Breakfast Room**

*21' 5" X 9' 7" (6.54m X 2.94m)*

Refitted to a high specification to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of white high gloss wall, drawer and base units, with work tops over, breakfast bar with storage under, inset downlighters, tiled floor, metro style ceramic tiling to splash areas, built in induction hob with contemporary extractor hood over, twin electric Neff ovens with warming drawer, space and plumbing for dishwasher, space for American style fridge/freezer, two Upvc double glazed windows to side aspect, Upvc double glazed bifold doors to rear garden.

### **Utility Area**

Space and plumbing for washing machine and tumble dryer, storage shelving.

### **First Floor Landing**

A light and airy landing with Upvc double glazed window to side aspect, radiator.

### **Bedroom One**

*16' 7" X 11' 8" (5.08m X 3.57m)*

Upvc double glazed Box bay window to front aspect, Upvc double glazed window to the side aspect, picture rail, radiator.

### **Bedroom Two**

*15' 1" X 11' 9" (4.60m X 3.60m)*

Upvc double glazed window to rear aspect, radiator, picture rail, painted wooden flooring.

### **Bedroom Three**

*8' 11" X 10' 2" (2.73m X 3.10m)*

Upvc double glazed window to rear aspect, radiator, picture rail, wooden flooring.

### **Bedroom Four**

*8' 11" X 10' 3" (2.72m X 3.13m)*

Upvc double glazed window to front aspect, radiator, wooden flooring.

### **Family Bathroom**

*8' 6" X 7' 2" (2.60m X 2.19m)*

Refitted white suite of free standing oval shaped bath tub, fully tiled separate shower cubicle with rainfall shower as fitted, low level w/c, pedestal wash hand basin, full height ceramic tiling to walls, two Upvc double glazed windows to rear aspect, ceramic tiled floor, light and shaver point, extractor fan, ladder towel radiator.

### **Front Garden**

Block paved driveway for several vehicles, lawn area, established planting, part enclosed by brick wall and hedging, gated side access to rear garden.

### **Rear Garden**

Fully enclosed rear garden, laid mainly to lawn with patio entertaining area, outside tap, outside power supply, gated rear access to lane and garage.

### **Single Garage**

Accessed via Brookfield lane.

### **Please Note**

EPC rating: D

Council Tax Band: F

Construction type: Standard

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central 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: On driveway Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

### **Mortgage Advice**

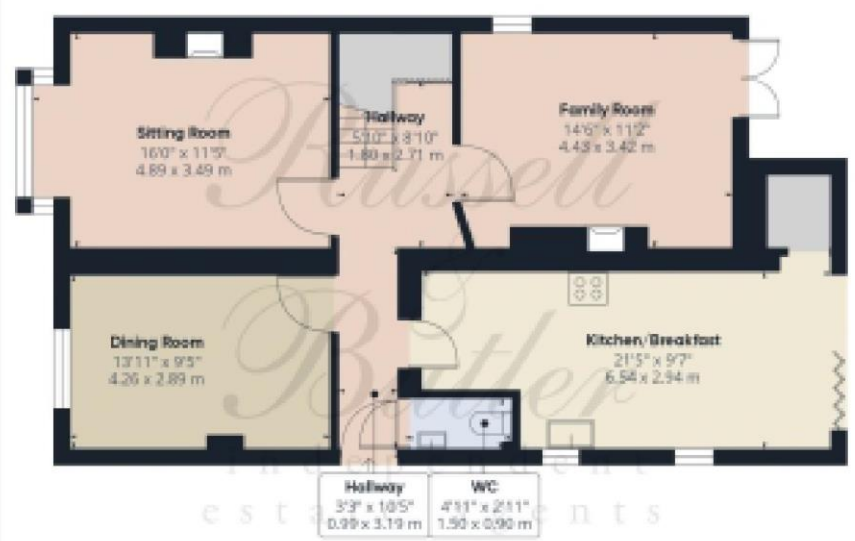
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





*Russell & Butler*  
independent  
estate agents





Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
 1621.8 ft<sup>2</sup>  
 150.67 m<sup>2</sup>

**Reduced headroom**  
 0.54 ft<sup>2</sup>  
 0.05 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.

GRAFFE360

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](http://www.russellandbutler.com)

