

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

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OPEN 7 DAYS A WEEK

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Robin Close, Buckingham, MK18 7HD
Asking Price £514,500 Freehold

A five bedroom detached family home situated at the end of a cul de sac on this sought after development. The property has the benefits of: Gas to radiator central heating, UPVC double glazing, good size dining room, large conservatory, ground floor bedroom five, en-suite shower room and parking for several cars. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, study, conservatory, kitchen, utility room, ground floor bedroom five, first floor landing, bedroom one with en-suite shower room, three further bedrooms, family bathroom, west facing rear garden and parking for several cars. Council Tax Band E. Energy rating D.



Entrance

Composite double glazed entrance door to:

Entrance Hall

Radiator, under stairs storage cupboard.

Cloakroom

White suite of wash hand basin, cupboard under, low flush wc, radiator, Upvc double glazed window to rear aspect.

Sitting Room

18' 6" X 11' 3" (5.66m X 3.45m)

Adam style fireplace with coal effect gas fired, two radiators, Upvc double glazed deep sill bay window to front aspect, Upvc double glazed window to rear aspect.

Dining Room

18' 2" X 9' 9" (5.56m X 2.98m)

Radiator, French doors to conservatory, doorway to kitchen.

Study

8' 8" X 7' 4" (2.66m x 2.26m Max, 2.07 Min)

Radiator, Upvc double glazed window to front aspect.

Ground Floor Bedroom

13' 0" X 8' 3" (3.97m X 2.53m)

Radiator, Two Upvc double glazed windows to side aspect, inset downlighting.

Conservatory

21' 9" X 7' 7" (6.65m X 2.33m)

Upvc double glazed with sliding doors to garden, radiator.

Kitchen

13' 1" X 7' 8" (4.01m X 2.35m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edged work surfaces, ceramic tiling to splash areas, four ring ceramic hob, concealed extractor hood over, split level electric double oven and grill, plumbing for automatic dishwasher, window to side aspect, Upvc double glazed window to rear aspect.

Utility Room

8' 7" X 5' 2" (2.63m X 1.58m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, work surfaces to side, broom cupboard, plumbing for automatic washing machine, vent for tumble dryer, "Glow-Worm" gas fired boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed window to rear aspect, Upvc double glazed door to side aspect, door to ground floor bedroom.

First Floor Landing

Access to loft space, Upvc double glazed window to front aspect.

Bedroom One

11' 5" X 10' 7" (3.49m x 3.25m Max to rear of wardrobe, 2.6m to front of wardrobe)

Radiator, range of fitted wardrobes, Upvc double glazed window to rear aspect.

En-Suite

White suite of fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, ceramic tiling to splash areas, airing cupboard housing hot water tank, linen shelving as fitted, Upvc double glazed window to side aspect, radiator.

Bedroom Two

11' 3" X 10' 1" (3.45m X 3.09m)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Three

11' 4" X 8' 1" (3.46m X 2.47m)

Radiator, Upvc double glazed window to front aspect.

Bedroom Four

8' 0" X 7' 3" (2.46m Max x 2.21m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

6' 9" X 5' 6" (2.06m X 1.70m)

White suite of panel bath with mixer tap and shower attachment, glazed shower screen, low flush wc, ceramic tiling to splash areas, radiator, Upvc double glazed window to front aspect, shaver point, ceramic tiled floor.

Front Aspect

Block paved driveway providing parking for several cars, gated side access with outside lighting.

Rear Garden

Laid to lawn with flower and shrub beds and borders, good size patio, outside tap, outside lighting, outside PowerPoint.

Please Note

EPC Rating:D .

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas Central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1800Mbps 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: Driveway parking for several cars.

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

Mortgage Advice

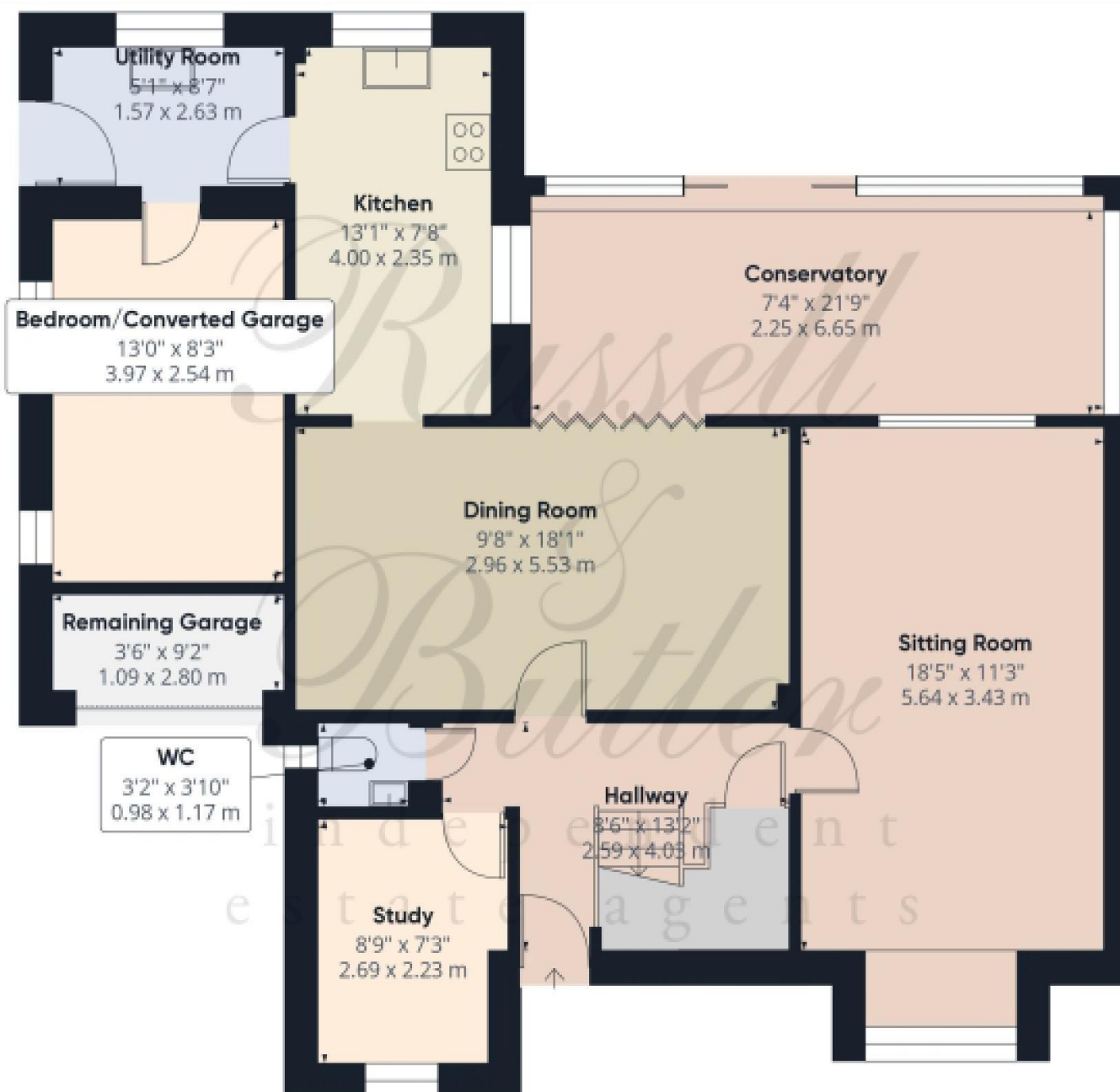
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





*Russell
& Butler*
independent
estate agents





Floor 0

Approximate total area⁽¹⁾

1037.32 ft²

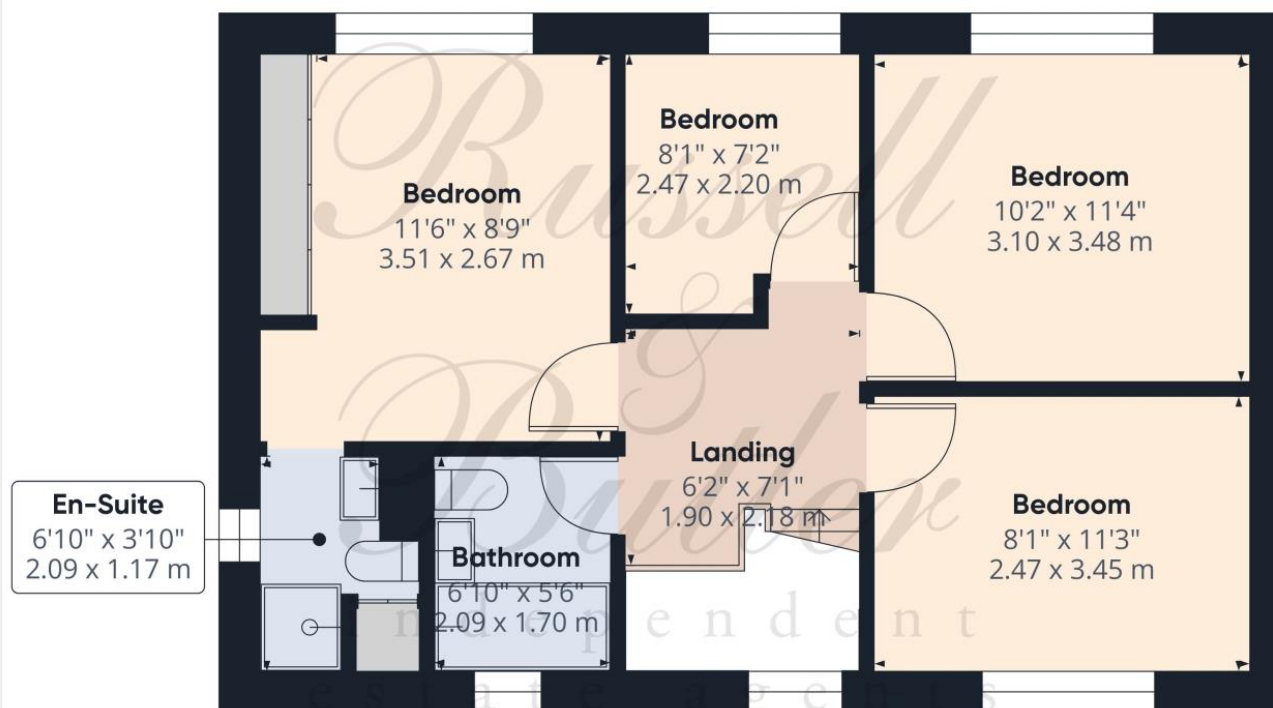
96.37 m²

(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.

GRAFFI360



Approximate total area⁽¹⁾
490.63 ft²
45.58 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 1

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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