

*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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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## Embleton Way, Buckingham, MK18 1FJ Asking Price £775,000.00 Freehold

This impressive seven bedroom detached family home, enhanced by a loft conversion offers generous and versatile living accommodation over three floors. The property benefits from being within catchment and walking distance to both Buckingham Secondary and the Royal Latin Grammar Schools, Buckingham town centre and close proximity to the railway circular walk. The accommodation comprises: Entrance hall, downstairs cloakroom, sitting room with doors leading to the dining room, spacious kitchen/dining/family room, separate utility room with internal access to double garage. To the first floor; main bedroom with wall length fitted wardrobes & en-suite, three further double bedrooms benefiting from built in wardrobes & one with an en-suite, bedroom five & main family bathroom. The top floor consists of a further bathroom & two spacious double bedrooms with eaves storage. There are open plan gardens to the front and a double width driveway leading to the integral double garage. Fully enclosed garden laid mainly to lawn to the rear with wooden decked seating areas. Council tax band F. EPC rating C.



**Entrance:**

Door to;

**Entrance Hall:**

Storage cupboard, stairs rising to first floor, two radiators, laminate flooring.

**Cloakroom:**

Suite comprising; low level W.C, pedestal wash hand basin, ceramic tiling to splash areas, radiator, laminate flooring.

**Sitting Room:**

*17' 1" X 11' 8" (5.22m X 3.58m)*

Feature fireplace with gas fire, two radiators, laminate flooring, UPVC double glazed window to front aspect, double doors to;

**Dining Room:**

*10' 0" X 11' 9" (3.05m X 3.60m)*

Radiator, laminate flooring, UPVC double glazed French doors to rear garden.

**Kitchen/Dining/Family Room:**

*9' 9" X 13' 2" (2.98m X 4.03m)*

Fitted to comprise; inset single drainer stainless steel sink unit with cupboard under, further range of base, drawer & eye level units, rolled edge work tops, ceramic tiling to splash areas, integrated double electric oven & grill, four burner gas hob with extractor hood over, integrated dishwasher, under counter fridge & freezer, tiled floor, UPVC double glazed window to rear.

**Family/Dining Area:**

*13' 4" X 9' 2" (4.08m X 2.80m)*

Two radiators, UPVC double glazed windows & French doors to rear garden, tiled floor.

**Utility:**

*5' 2" X 10' 5" (1.58m X 3.19m)*

Fitted to comprise; inset single drainer stainless steel sink unit with cupboard under, further eye level units, rolled edge work tops, ceramic tiling to splash areas, space & plumbing for washing machine, space for tumble dryer, under stair storage cupboard, radiator, tiled floor, internal door to garage, door to side aspect.

**First Floor Landing:**

Access to first floor accommodation, airing cupboard housing hot water tank.

**Bedroom One:**

*15' 11" X 10' 8" (4.87m X 3.27m)*

Wall length fitted wardrobes with hanging rail & shelving, two radiators, laminate flooring, UPVC double glazed window to front aspect.

**En-Suite:**

*8' 2" X 6' 1" (2.51m X 1.86m)*

Suite of double width shower cubicle, low level W.C, pedestal wash hand basin, radiator, vinyl flooring, UPVC double glazed window to front aspect

**Bedroom Two:**

*10' 0" X 9' 10" (3.07m X 3.00m)*

Built in double wardrobes with hanging rail & shelving, radiator, UPVC double glazed window to rear aspect.

**En-Suite:**

*9' 1" X 3' 9" (2.77m X 1.16m)*

Suite of double width shower cubicle, low level W.C, pedestal wash hand basin, radiator, ceramic tiling to splash areas, radiator, vinyl flooring, UPVC double glazed window to rear.

**Bedroom Three:**

*10' 11" X 11' 8" (3.35m X 3.56m)*

Built in double wardrobe, radiator, UPVC double glazed window to front aspect.

**Bedroom Four:**

*14' 6" X 9' 0" (4.44m X 2.75m)*

Radiator, UPVC double glazed window to rear aspect.

**Bedroom Five:**

*9' 10" X 8' 8" (3.00m X 2.65m)*

Radiator, UPVC double glazed window to rear aspect.

**Family Bathroom:**

*8' 9" X 5' 10" (2.69m X 1.78m)*

Suite comprising; panel bath with shower attachment, separate corner shower cubicle, low level W.C, pedestal wash hand basin, ceramic tiling to splash areas, vinyl floor, radiator, UPVC double glazed window to side aspect.

**Second Floor Landing:****Bedroom:**

*12' 1" X 14' 5" (3.70m X 4.40m)*

Storage cupboard, eaves storage, double glazed Velux skylights, radiator.

**Bedroom:**

*14' 4" X 13' 11" (4.39m X 4.26m)*

Storage cupboard, eaves storage, double glazed Velux skylights, radiator.

**Bathroom:**

*14' 4" X 13' 11" (4.39m X 4.26m)*

Suite of corner bath, pedestal wash hand basin, low level W.C, ceramic tiling to splash areas, radiator, double glazed 'Velux' skylight.

**Outside:****Front Aspect:**

Laid mainly to lawn with with established hedge row, side gate access to rear garden.

**Rear Garden:**

Fully enclosed, laid mainly to lawn with established borders and wooden decked seating areas.

**Double Garage:**

With up and over doors, power and light connected. Internal access door to utility room. Double width driveway in front.

**Please Note:**

EPC Rating: C.

Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator 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 & Garage 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

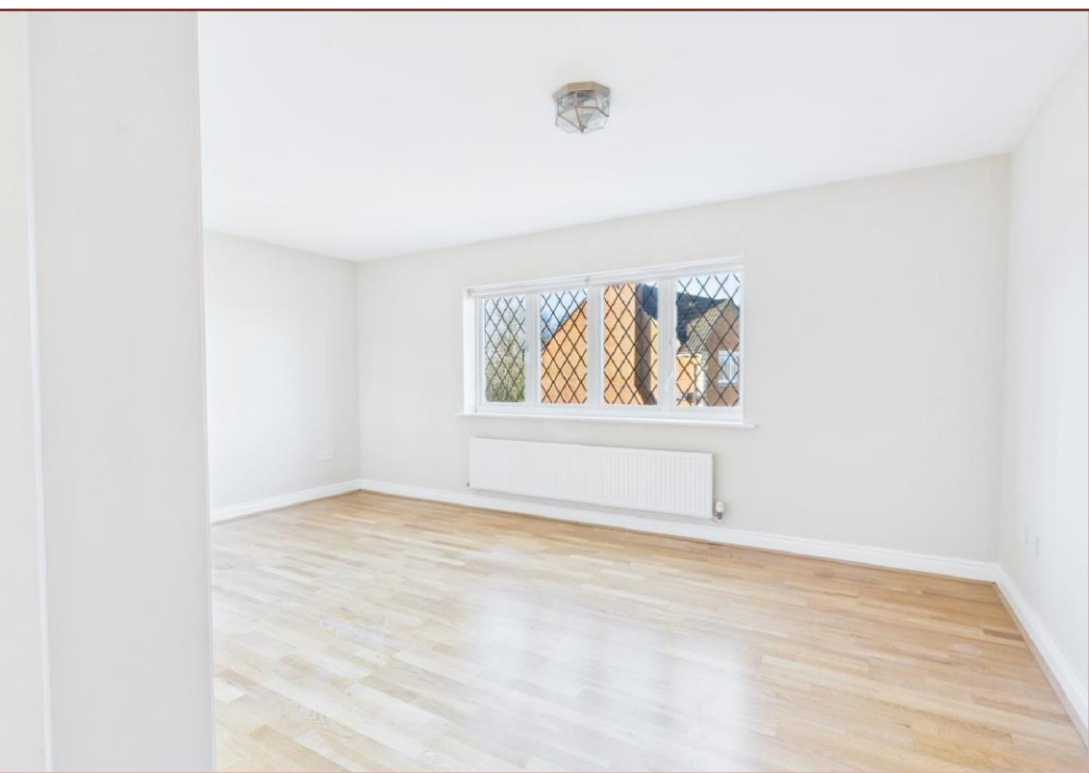








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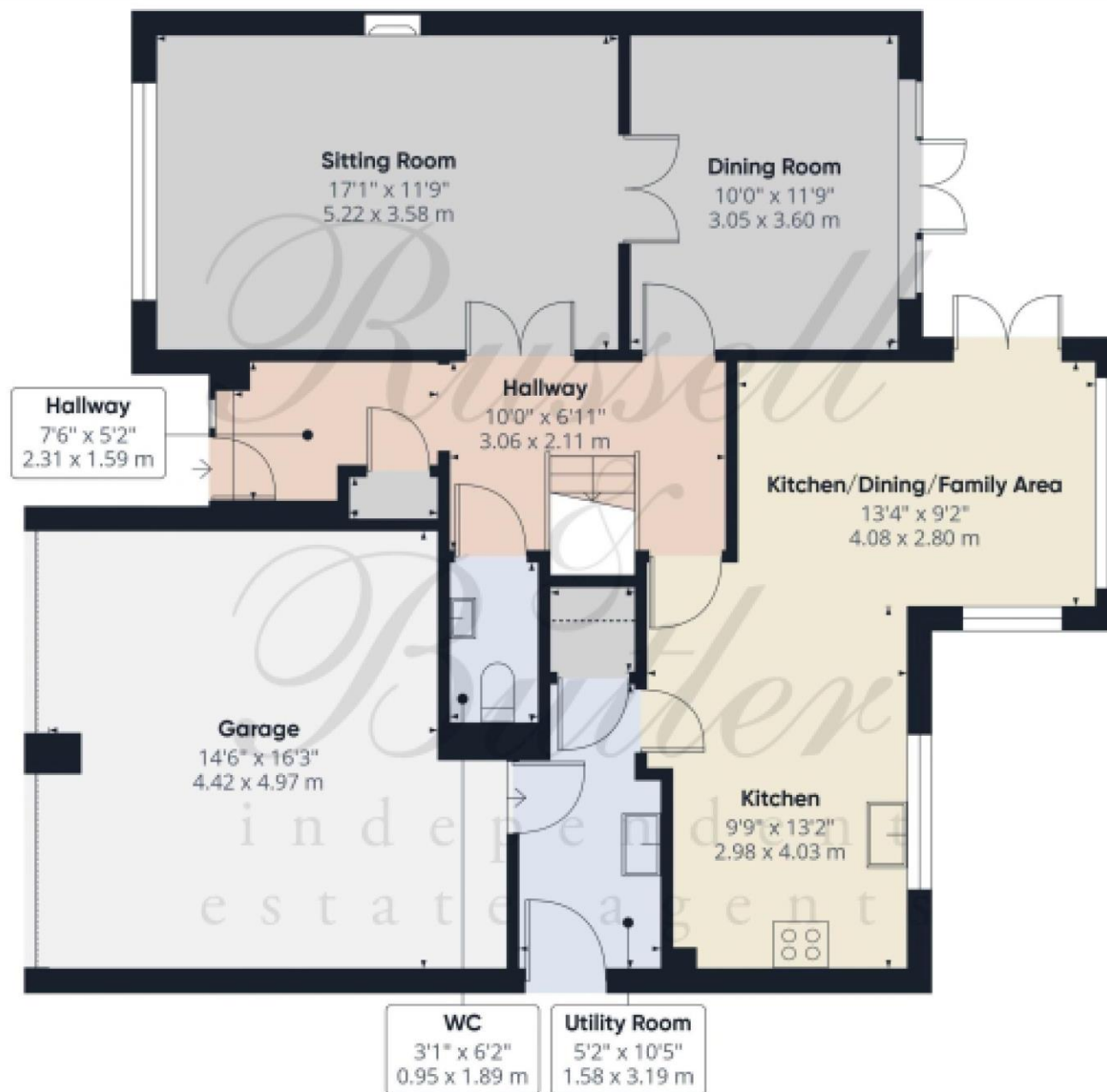






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Floor 0

**Approximate total area<sup>(1)</sup>**

1048 ft<sup>2</sup>

97.3 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Approximate total area<sup>(1)</sup>**  
921 ft<sup>2</sup>  
85.6 m<sup>2</sup>

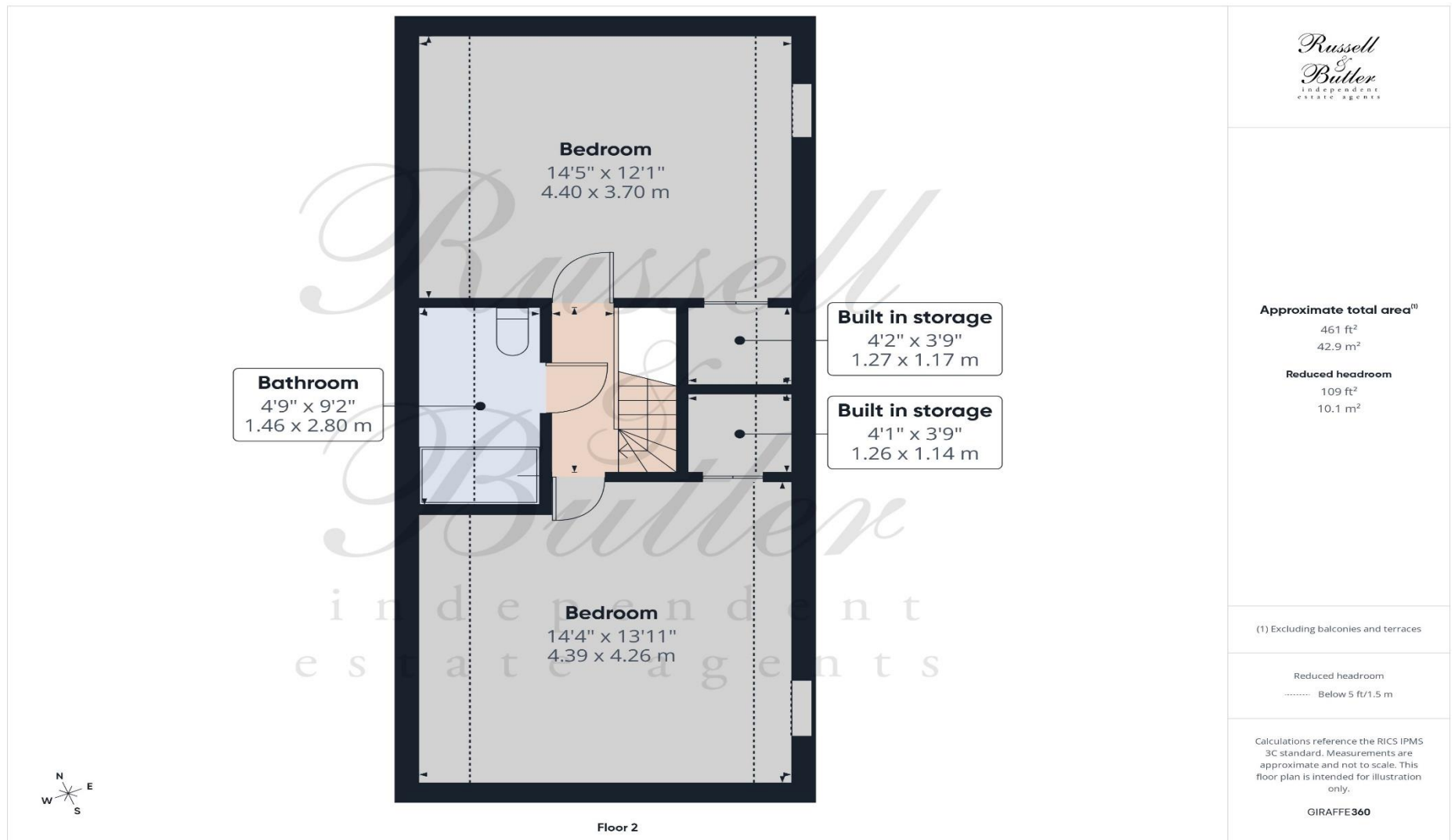
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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