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1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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



# Mount Pleasant Close, Buckingham, MK18 1DN

## Asking Price £475,000.00 Freehold

Situated in a non estate location, this four bedroom detached house has been much improved by the current owners and benefits from: Gas to radiator central heating, UPVC double glazing, a lovely fitted kitchen with adjoining breakfast room, a good sized utility room, attractive private south facing rear garden and has fabulous roof top and town views to the front aspect. The accommodation comprises: Entrance porch, entrance hall, cloakroom, sitting room, dining room, kitchen, breakfast room, utility room, first floor landing, four bedrooms, bathroom, store, driveway and rear garden. Council Tax Band E. Energy Rating C.



**Entrance**

Upvc double glazed entrance porch, composite entrance door to.

**Entrance Hall**

Double radiator, stairs to first floor, under stairs storage cupboard, open through to inner connecting lobby with double radiator, doors to cloakroom and utility, mains smoke alarm.

**Cloakroom**

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, extractor fan, Upvc double glazed window to side aspect, inset downlighting.

**Sitting Room**

*12' 0" X 11' 8" (3.67m X 3.57m)*

Double radiator, recess with built in storage cupboards, Upvc double glazed French patio doors to rear garden.

**Dining Room**

*11' 9" X 11' 8" (3.59m X 3.57m)*

Double radiator, Upvc double glazed window to front aspect, built in storage cupboard with shelving.

**Breakfast Room**

*8' 7" X 6' 10" (2.64m X 2.09m)*

Radiator, built in bench seat with storage cupboards to either side, inset LED lighting, downlighting, Upvc double glazed French patio doors to rear garden, open through to Kitchen.

**Kitchen**

*8' 7" X 10' 11" (2.63m X 3.34m)*

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, Granite work surfaces and splash backs, five burner gas hob, extractor hood over, split level electric double oven and grill, integrated fridge freezer, integrated dishwasher, tall radiator, mains smoke alarm, Upvc double glazed window to rear aspect, inset downlighters.

**Utility Room**

*9' 3" X 8' 4" (2.82m X 2.56m)*

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, fitted shelving, duel fuel ladder towel radiator, plumbing for automatic washing machine, vent for tumble dryer, cupboard housing "Worcester" gas fired boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed window to side aspect, inset downlighters.

**First Floor Landing**

Access to loft space with partial boarding, light and power.

**Bedroom One**

*12' 2" X 11' 9" (3.71m X 3.59m)*

Radiator, built in cupboard under with shelving, fitted wardrobes, Upvc double glazed window to rear aspect.

**Bedroom Two**

*11' 9" X 11' 9" (3.59m X 3.59m)*

Radiator, built in wardrobe, Upvc double glazed window to front aspect, fabulous roof top and town views.

**Bedroom Three**

*12' 5" X 8' 0" (3.80m X 2.46m)*

Radiator, built in wardrobe, Upvc double glazed window to rear aspect, Upvc double glazed window to front aspect with fabulous roof top and town views.

**Bedroom Four**

*7' 3" X 7' 0" (2.22m X 2.14m)*

Radiator, built in wardrobe, Upvc double glazed window to front aspect with fabulous roof top and town views.

**Family Bathroom**

*8' 7" X 6' 9" (2.64m X 2.08m)*

White suite of P-shaped bath with shower over and glazed screen, wash hand basin with cupboard under, low flush wc, full ceramic tiling to all walls, ladder towel radiator, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted, Upvc double glazed window to rear aspect, inset LED downlighting and extractor fan, fitted medicine cabinet.

**Rear Garden**

Gated side access, large paved patio with retaining walls and steps to lawn, flower and shrub borders, fully enclosed and not overlooked, south facing, hot and cold dog shower, outside lighting, outside power point, electric awning.

**Garage**

Garage store with electric roller door.

**Please Note**

EPC Rating: C

Council Tax Band: E

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 broadband available. Offering highest speeds of 46Mbps download and 7Mbps 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.

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.



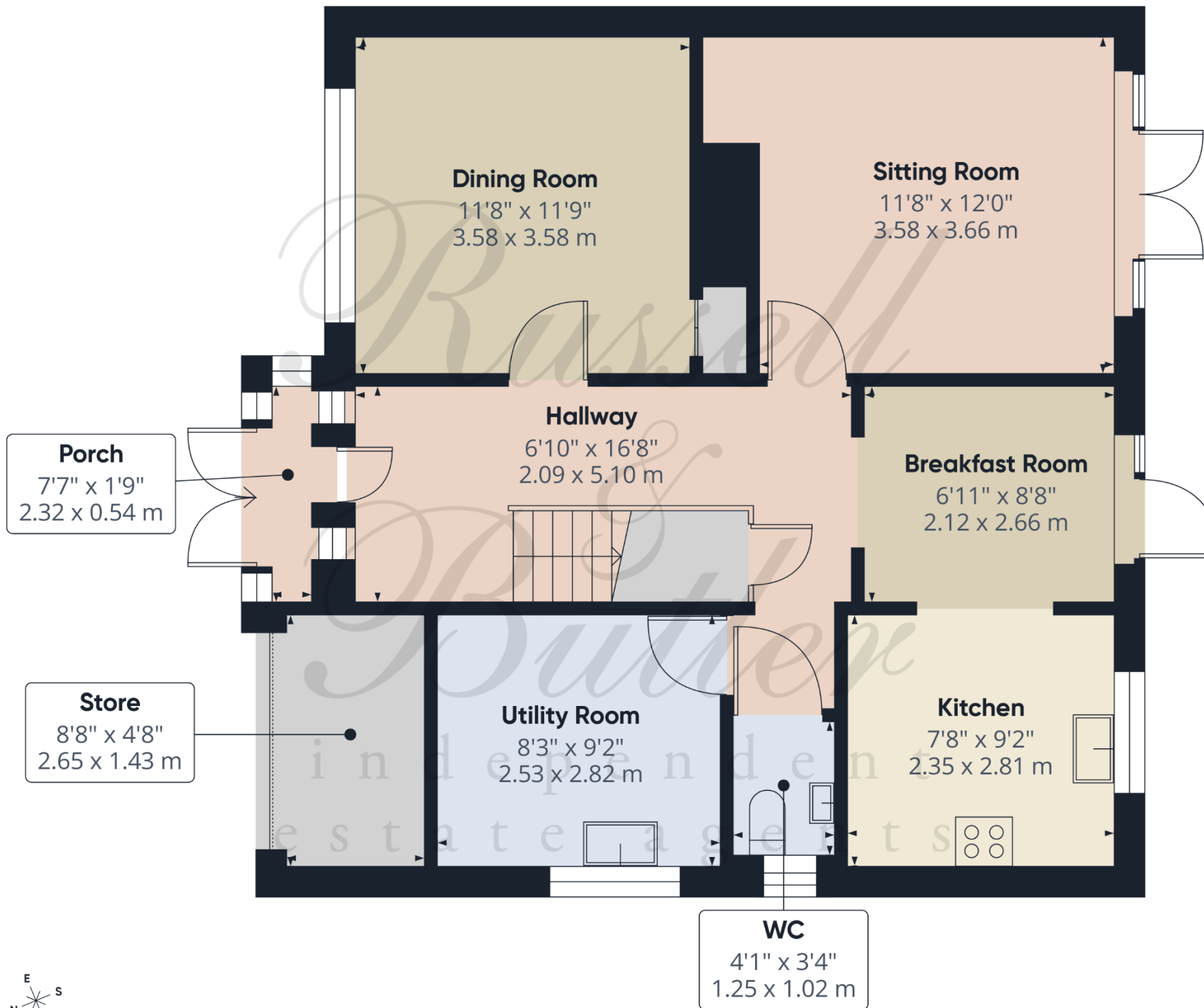


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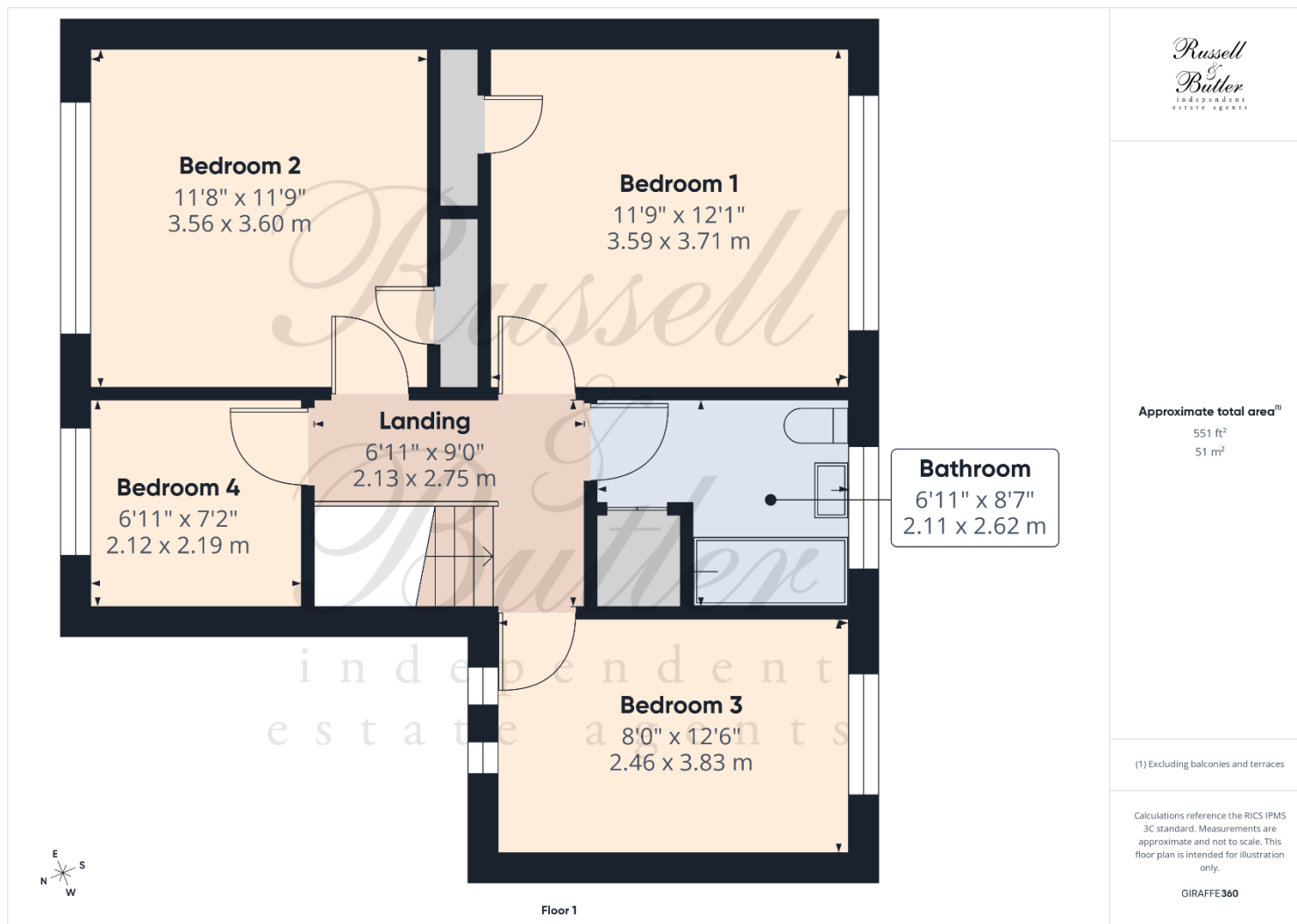


**Approximate total area<sup>(1)</sup>**  
708 ft<sup>2</sup>  
65.9 m<sup>2</sup>

(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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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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