

Russell & Butler

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ESTATE AGENTS

Kingfisher Road, Buckingham, MK18 7EY

Asking Price £575,000 Freehold

A very well presented four bedroom extended detached family home, offering spacious accommodation including a fabulous kitchen/dining/family room, a spacious sitting room, study and en-suite. The property is situated on the popular Badgers development within walking distance of Bourton Park, Royal Latin Grammar School & Buckingham town centre. Further benefits include a double width garage, UPVC double glazing and gas to radiator central heating. The accommodation comprises: Entrance hall, cloakroom, sitting room, study, kitchen/diner open to family room, separate utility room. To the upstairs; first floor landing, bedroom one with built in wardrobes, en-suite bathroom, three further bedrooms all benefiting from built in wardrobes & family bathroom. There is a double width garage & driveway to the front, private & low maintenance garden to the rear. Council Tax Band E. Energy rating TBC.



Entrance

Composite door to:

Entrance Hall

Under stair storage cupboard, radiator, stairs rising to first floor, Upvc double glazed window to front aspect.

Cloakroom

White suite comprising low level wc, wash hand basin with cupboard under, half wall height ceramic tiling, radiator, Upvc double glazed window to front aspect.

Sitting Room

19' 3" X 12' 11" (5.89m X 3.94m)

Accessed via double doors from hall, electric feature fire, radiator, Upvc double glazed Bow window to front aspect, door to:

Study

9' 6" X 6' 6" (2.90m X 1.99m)

Upvc double glazed window to rear aspect, under floor heating.

Kitchen

20' 1" X 9' 0" (6.13m X 2.75m)

Fitted to comprise Belfast sink with mono bloc mixer tap, cupboard under, further range of base, drawer and eyelevel units, straight edge wooden work tops, ceramic tiled splash backs, integrated double electric oven and grill, four burner gas hob, extractor hood over, integrated dishwasher, Upvc double glazed window to rear aspect, side counter housing further cupboard space, wine rack, wooden work tops, open to:

Dining Area

Vertical radiator, open to family room.

Family Room

14' 9" X 9' 6" (4.50m X 2.92m)

A spacious family room with under floor heating, Upvc double glazed window to rear aspect, Upvc double glazed French door to rear aspect.

Utility Room

9' 11" X 4' 6" (3.04m X 1.38m)

Fitted to comprise integrated fridge freezer, further unit with retractable spice rack, solid wooden work tops, half wall ceramic tiling, radiator, Upvc double glazed window to side aspect, composite door to side aspect.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank.

Bedroom One

12' 0" X 9' 5" (3.66m x 2.89m to front of wardrobe)

Built in wardrobes with Bi-folding doors, hanging rails and shelving as fitted, radiator, Upvc double glazed window to rear aspect.

En-Suite

White suite comprising P-shaped bath with shower over, Vanity sink unit with cupboard under, low level wc, heated towel rail, Upvc double window to side aspect.

Bedroom Two

10' 4" X 8' 11" (3.15m to front of wardrobe x 2.74m)

Wall length built in wardrobes with Bi-folding doors, hanging rail and shelving as fitted, radiator, Upvc double glazed window to rear aspect.

Bedroom Three

10' 5" X 7' 8" (2.35m x 3.18m to front of wardrobe)

Built in wardrobes with Bi-folding doors, hanging rails and shelving as fitted, radiator, Upvc double glazed window to front aspect.

Bedroom Four

8' 11" X 7' 1" (2.73m x 2.18m to front of wardrobe)

Built in wardrobes with Bi-folding doors, hanging rails and shelving as fitted, radiator, Upvc double glazed window to rear aspect.

Family Bathroom

7' 8" X 6' 6" (2.35m X 2.00m)

White suite of panel bath with shower over, "His & Hers" sinks with cupboards and drawers below, low level wc, radiator, Upvc double glazed window to front aspect.

Front Aspect

Block paved driveway parking to front.

Rear Garden

Low maintenance rear garden, laid mainly to paved patio, artificial lawn areas, raised sleeper beds with established trees, outside tap, outside power points, side gate access to front aspect.

Garage

17' 3" X 17' 0" (5.26m X 5.20m)

Double width garage, up and over doors, power and light connected, side access door.

Please Note

EPC Rating: TBC. Council Tax Band: E

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas central heating.

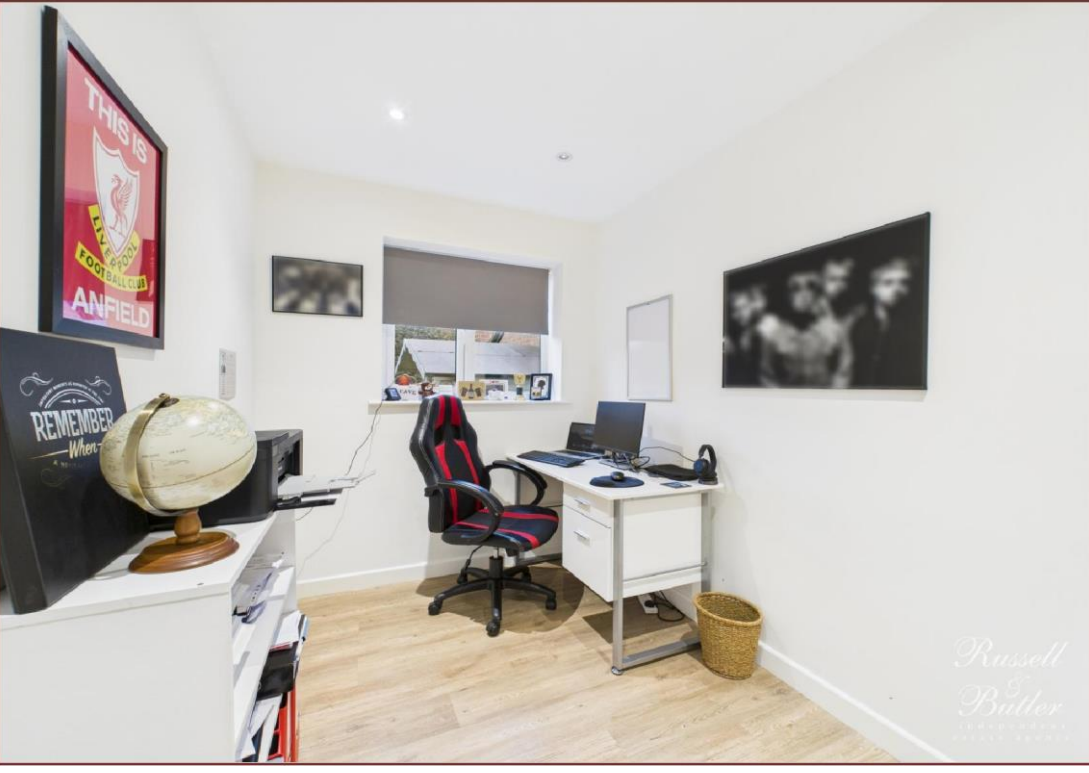
Parking: Garage and Driveway

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).

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.

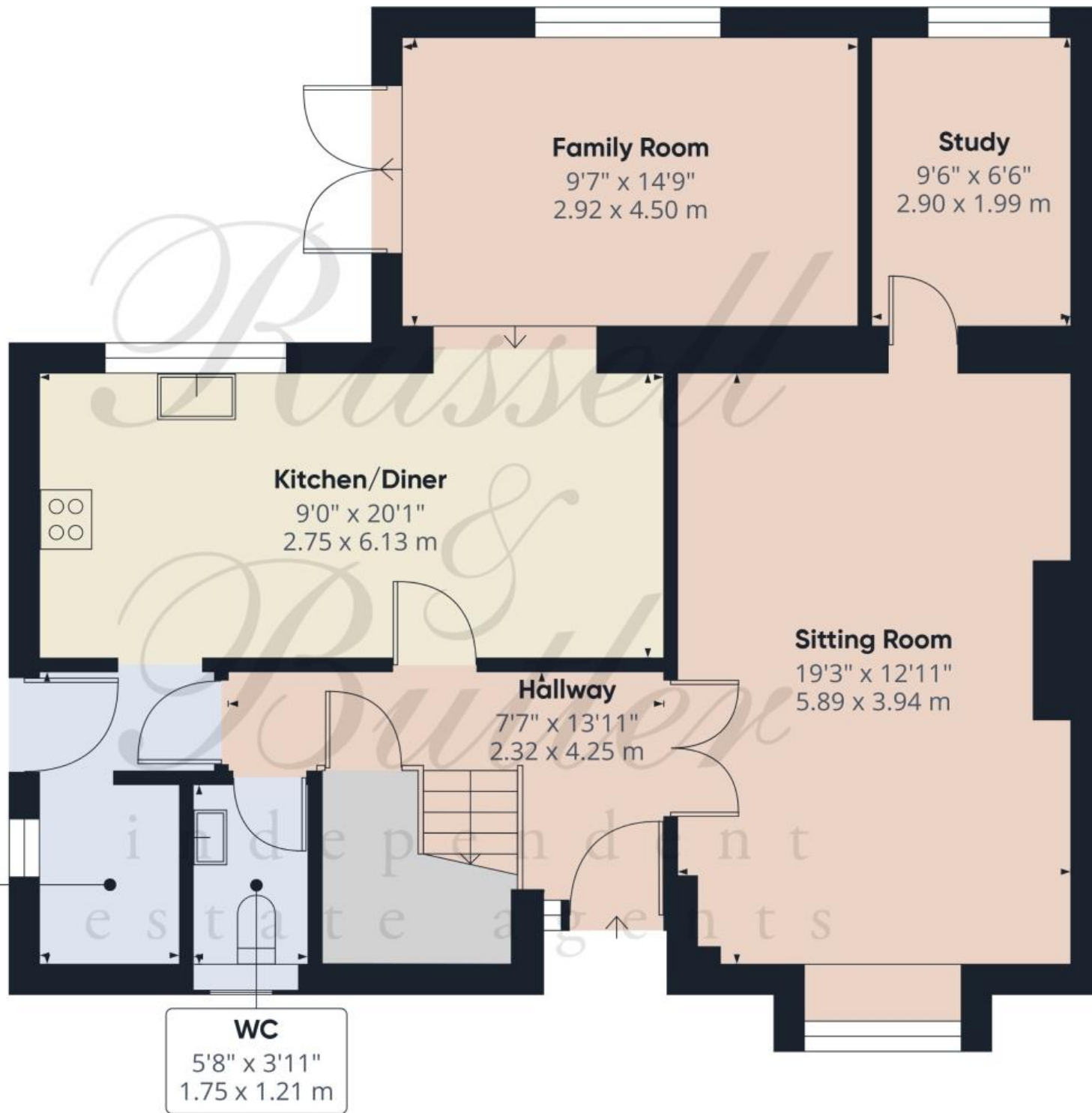




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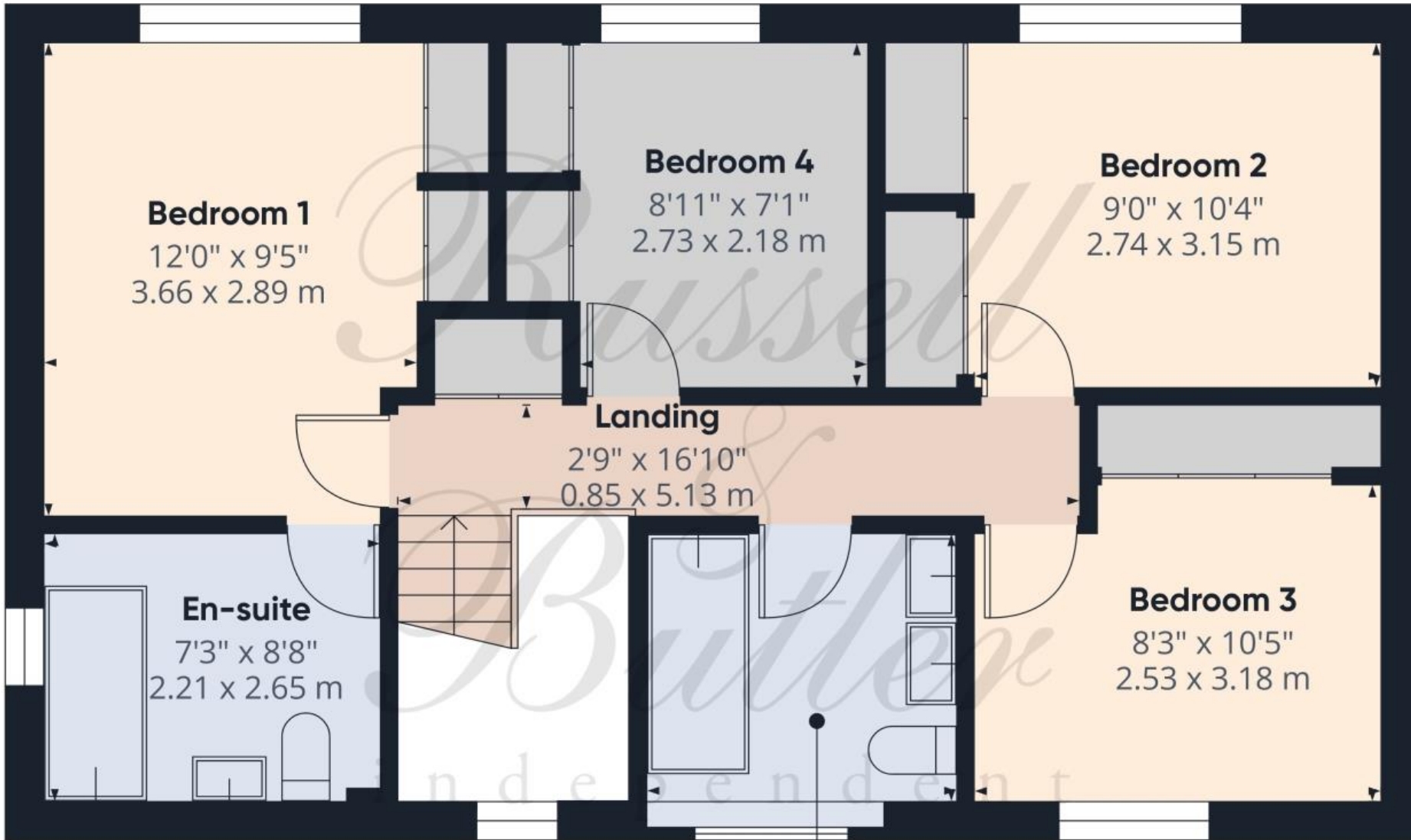
Approximate total area⁽¹⁾
824 ft²
76.5 m²

(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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Approximate total area⁽¹⁾

573 ft²

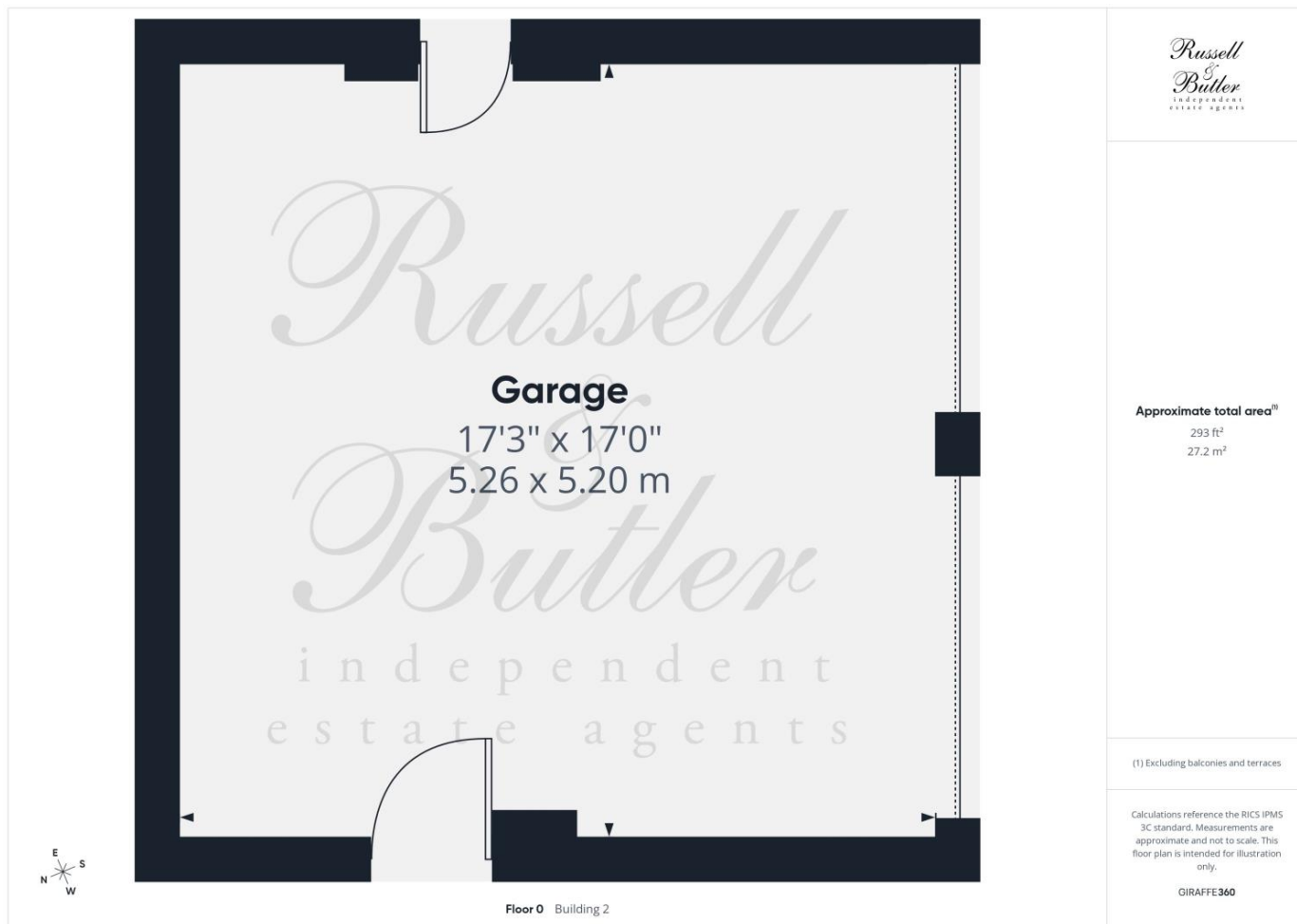
53.3 m²

(1) Excluding balconies and terraces

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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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