

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Edmonds Close, Buckingham, MK18 1YR

Asking Price £489,995 Freehold

A four bedroom detached family home located in a quiet cul de sac on the popular Page Hill development which is within close walking distance to Buckingham Primary School, which has been much improved by the current owners to provide open plan living with French doors leading out onto the landscaped rear garden. Accommodation over two floors: Entrance hallway, cloakroom with white suite, lounge/diner open through to the re-fitted kitchen with a range of hi gloss unit and integrated double oven, induction hob and dishwasher and the converted garage provides a spacious home office or family room. On the first floor, the landing leads to four bedrooms the main bedroom benefiting from built in wardrobes and a shower room, three further bedrooms and the family bathroom. There is a double width block paved driveway to the front and gated side access to the fully enclosed, landscaped west facing rear garden with large storage shed. The property benefits further from replacement UPVC double glazing, fascia, guttering and downpipes and gas to radiator central heating, EPC rating awaited. Council tax band E.



Entrance

Replacement composite door to entrance hall.

Entrance Hall

Providing access to accommodation, wood laminate flooring, radiator, coving to ceiling.

Cloakroom

White suite of low level wc, wash hand basin with mixer tap, storage under, ladder/towel radiator, Upvc double glazed window to front aspect, ceramic tiling to splash areas.

Office/Family Room

18' 2" X 7' 6" (5.55m X 2.29m)

Upvc double glazed window to front aspect, radiator, coving to ceiling, part glazed double doors to hallway, two wall light points.

Lounge/Diner

23' 3" X 12' 8" (7.09m X 3.88m)

Upvc double glazed window & French doors to patio and rear garden, wood laminate flooring, two radiators, coving to ceiling, part glazed double doors to office/family room. Open through to:

Kitchen

11' 9" X 8' 11" (3.60m X 2.72m)

Refitted with a range of wall, drawer and base units, work tops over, integrated dishwasher, built in electric double oven, induction hob with filter hood over, space and plumbing for dishwasher, space for tall fridge/freezer, Upvc double glazed window to front aspect, inset downlighters, Upvc double glazed stable door to side aspect, Karndean flooring.

First Floor Landing

Airing cupboard, access to loft space with ladder.

Bedroom One

11' 10" X 11' 4" (3.63m X 3.46m)

Upvc double glazed window to front aspect, radiator, built in wardrobes with hanging rail and shelving as fitted, door to shower room.

En-suite Shower

5' 10" X 2' 10" (1.78m X 0.88m)

Fully tiled shower cubicle with shower as fitted, glazed screen, ladder heated towel rail, full height ceramic tiling to walls.

Bedroom Two

14' 5" X 7' 7" (4.40m X 2.33m)

Upvc double glazed window to front aspect, over stairs storage cupboard, radiator.

Bedroom Three

10' 6" X 8' 9" (3.22m X 2.69m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Four

9' 10" X 6' 9" (3.01m X 2.08m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

7' 0" X 6' 3" (2.15m X 1.93m)

White suite of panel bath with mixer tap, shower attachment, low level wc, pedestal wash hand basin, full height ceramic tiling to walls, ladder heated towel radiator, Upvc double glazed window to rear aspect.

Front Garden

Block paved driveway for several vehicles, gated side access to rear garden, plug in point for electric hybrid vehicle.

Rear Garden

Landscaped rear garden which is west facing with large paved patio, steps to lawn area, edged with sleepers, outside power point, outside light, large storage shed, fully enclosed by brick walling & panel fencing.

Please Note

EPC Rating: TBC 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.

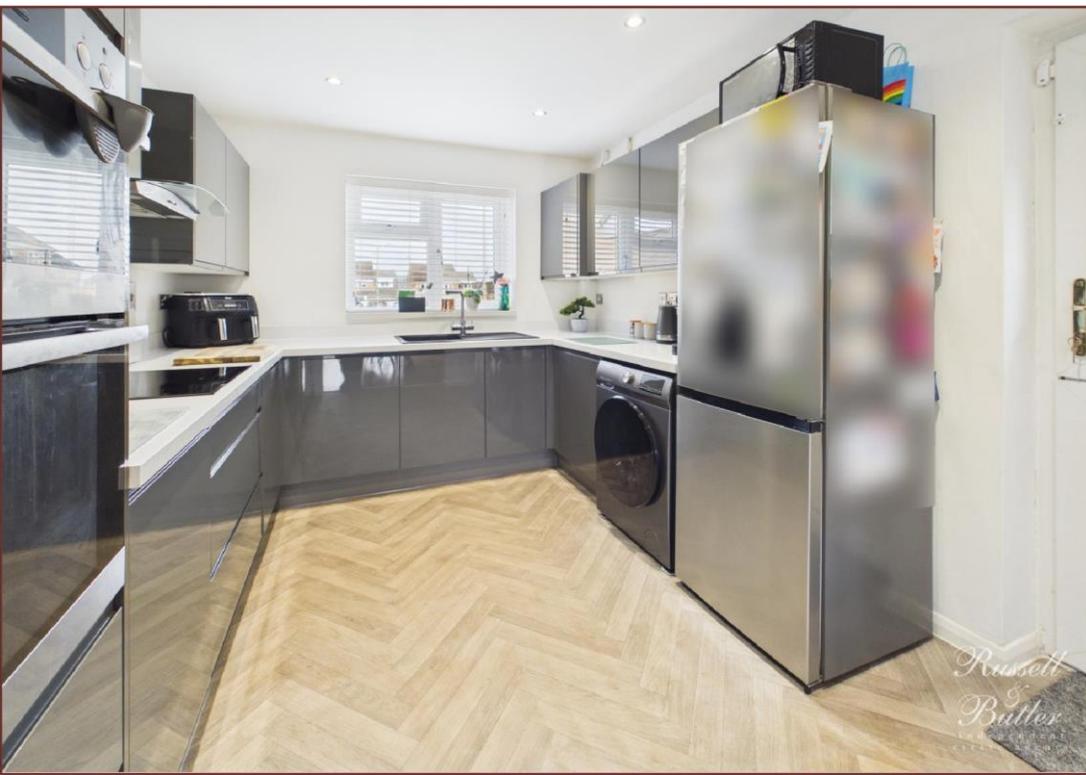
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultra fast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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.

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.





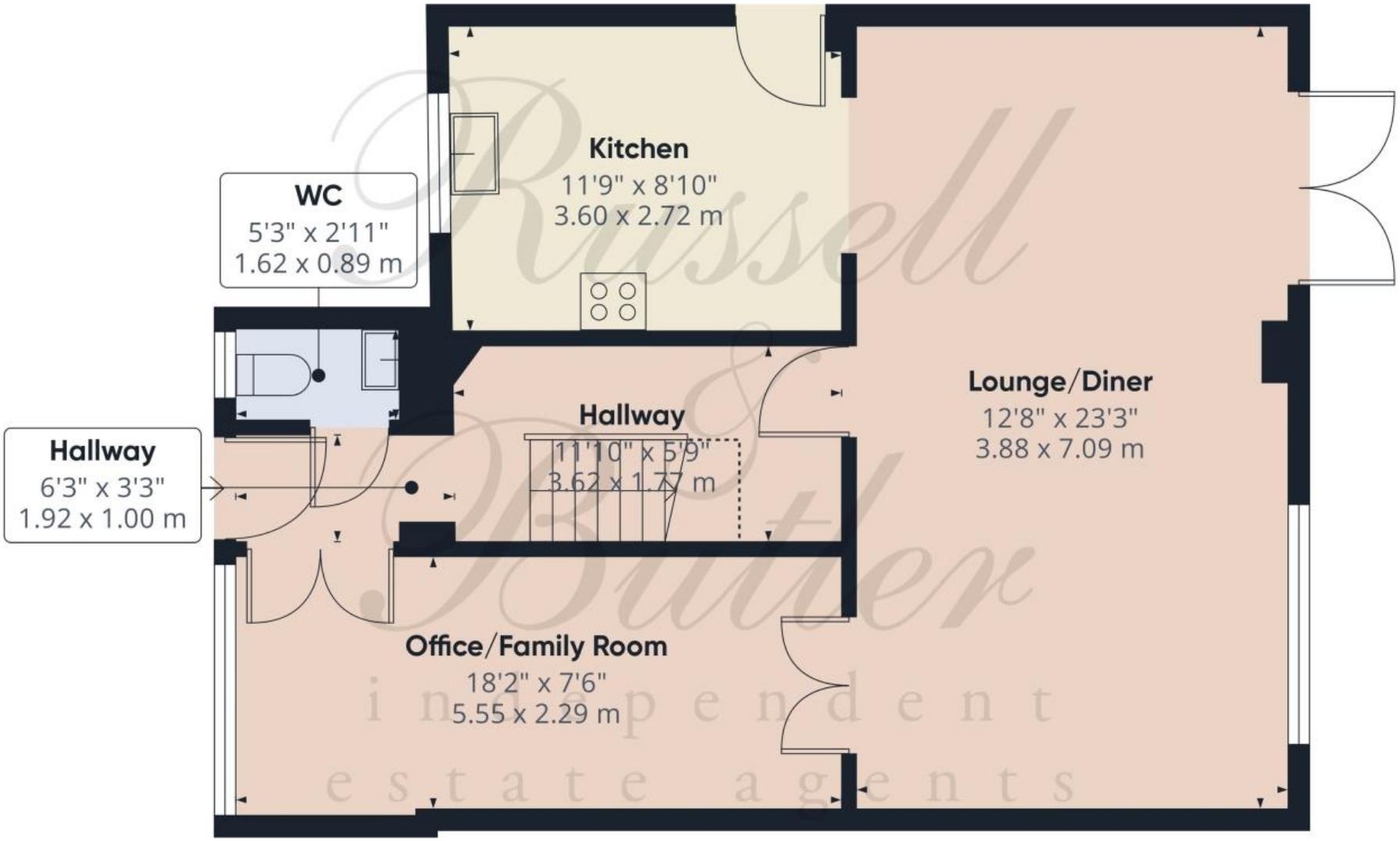
Our
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Approximate total area⁽¹⁾

655 ft²
60.9 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

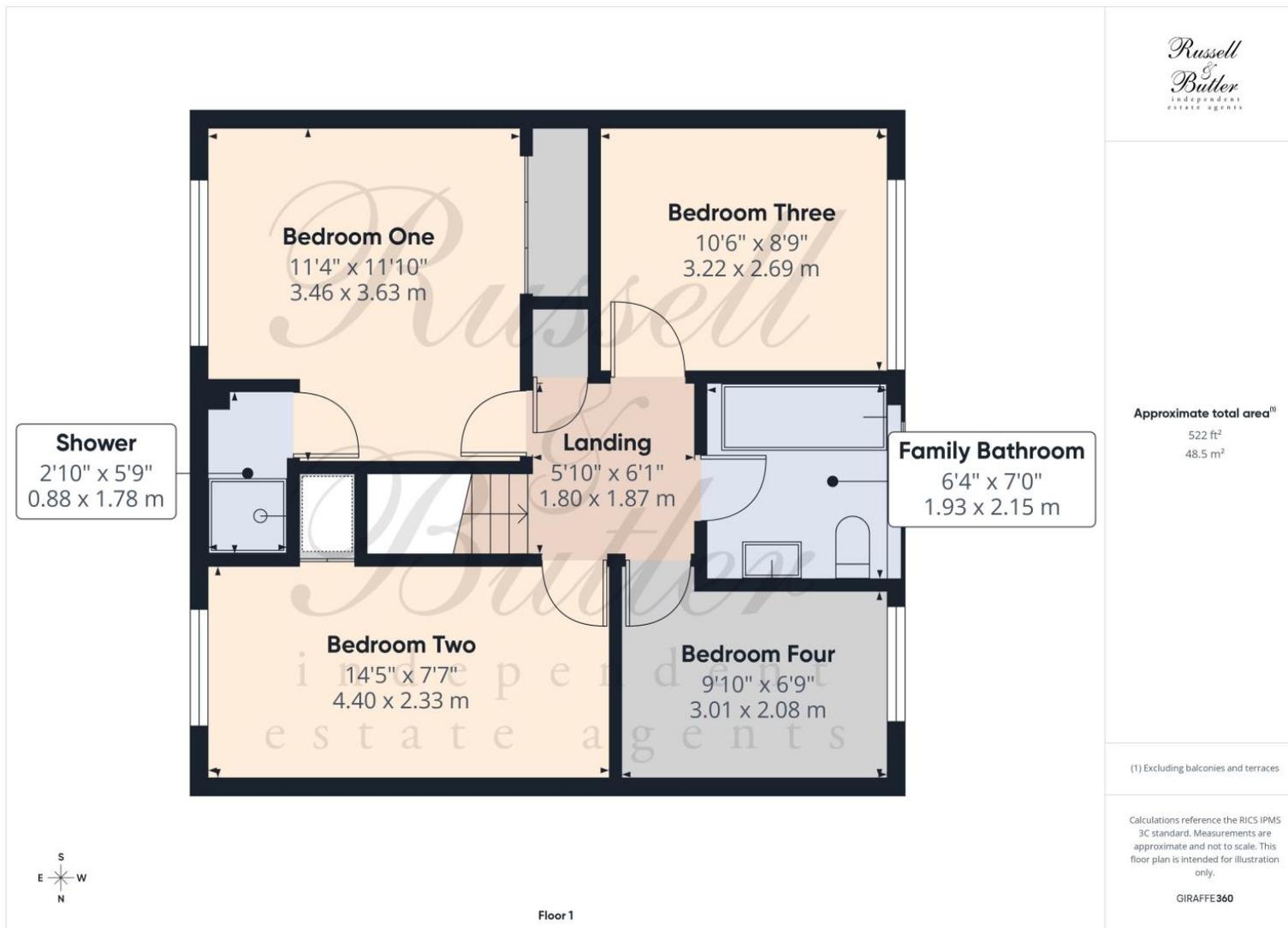
----- Below 5 ft/1.5 m

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

GIRAFFE360



Floor 0



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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