

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Moreton Drive, Buckingham, MK18 1JQ

Asking Price £559,995.00 Freehold

A well presented four bedroom family home in a well established location which is within close walking distance to Buckingham Primary School, open parks and woodland. The accommodation is laid out over two floors and comprises: entrance hall, ground floor cloakroom, sitting room, study/office, kitchen/breakfast room which opens through to the dining room and in turn the conservatory which leads out onto the west facing garden. On the first floor, a light and airy landing leads to the master bedroom with built in wardrobes and en-suite, three further bedrooms and the family bathroom with white suite. The driveway provides off road parking and leads to the detached double width garage and gated access to the established, private and well stocked west facing rear garden. Council tax band E. EPC rating D.



Replacement composite door to:

Entrance Hall

Wood laminate flooring, stairs rising to first floor, inset downlighters, double panel radiator, under stair storage cupboard.

Cloakroom

Wood laminate flooring, white suite of low level wc, wash hand basin, radiator, Upvc double glazed window to front aspect.

Sitting Room

16' 8" X 11' 2" (5.09m X 3.41m)

Coving to ceiling, feature fireplace with brick surround, Upvc double glazed window to rear aspect, double panel radiator.

Study

8' 2" X 7' 10" (2.50m X 2.39m)

Upvc double glazed window to front aspect, radiator, coving to ceiling, wood laminate flooring.

Kitchen

19' 1" X 8' 3" (5.83m X 2.53m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, a further range of wall, drawer and base units, work tops over, electric cooker point. Upvc double glazed window to rear aspect, integrated fridge/freezer. Cupboard housing gas fired boiler supplying both domestic hot water and gas to radiator central heating, Part glazed UPVC double glazed door to side aspect. UPVC double glazed window to front aspect.

Dining Room

10' 5" X 8' 7" (3.20m X 2.64m)

Coving to ceiling, radiator, wood laminate flooring, UPVC double glazed French doors to conservatory.

Conservatory

9' 10" X 9' 6" (3.01m X 2.90m)

Half height brick wall and Upvc double glazed with French doors to rear garden, double panel radiator.

First Floor Landing

Airing cupboard housing hot water tank with linen shelving as fitted. UPVC double glazed window to front aspect.

Bedroom One

13' 2" X 9' 0" (4.02m X 2.76m)

Upvc double glazed window to rear aspect, radiator, built in triple wardrobe.

En-suite

White suite of length and a half shower with shower as fitted, pedestal wash hand basin, low level wc, ceramic tiling to walls, Upvc double glazed window to front aspect.

Bedroom Two

10' 4" X 10' 11" (3.15m X 3.33m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

8' 9" X 8' 0" (2.68m X 2.44m)

Upvc double glazed window to front aspect, radiator.

Bedroom Four

10' 3" X 6' 8" (3.14m X 2.05m)

Upvc double glazed window to rear aspect, radiator, loft access with ladder.

Family Bathroom

8' 5" X 4' 9" (2.57m X 1.46m)

White suite of P shaped bath with shower over, glazed screen, wash hand basin, low level wc, ceramic tiling to walls, radiator, Upvc double glazed window to front aspect.

Front Garden

Open plan laid to lawn with established planting, gated access to rear garden, double width driveway and detached garage.

Detached Double Garage

16' 10" X 16' 10" (5.15m X 5.15m)

Double width garage with two barn style doors, power and light connected, eaves storage space, window to rear aspect, personal door to garden.

Rear Garden

The fully enclosed rear gardens are west facing and laid mainly to lawn with patio seating areas, well stocked flower beds and borders, outside tap, personal door to detached garage, enclosed by wall and fencing,

Please Note

EPC Rating: D 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 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.

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.



Russell
& Butler
INDEPENDENT
ESTABLISHED 1988



Russell
& Butler
INDEPENDENT
ESTABLISHED 1988



Russell
& Butler
INDEPENDENT
ESTABLISHED 1988



Russell
& Butler
INDEPENDENT
ESTABLISHED 1988



*Russell
&
Butler*
independent
estate agents





Russell & Butler
INDEPENDENT ESTATE AGENTS



Russell & Butler
INDEPENDENT ESTATE AGENTS



Russell & Butler
INDEPENDENT ESTATE AGENTS



Russell & Butler
INDEPENDENT ESTATE AGENTS



WC
5'1" x 3'2"
1.56 x 0.97 m

Kitchen/Breakfast

19'1" x 8'3"
5.83 x 2.53 m

Conservatory

9'10" x 9'6"
3.01 x 2.90 m

Dining Room

10'6" x 8'7"
3.20 x 2.64 m

Hallway

8'1" x 10'9"
2.49 x 3.29 m

Office/Study

8'2" x 7'10"
2.50 x 2.39 m

Sitting Room

16'8" x 11'2"
5.09 x 3.41 m

Approximate total area^m

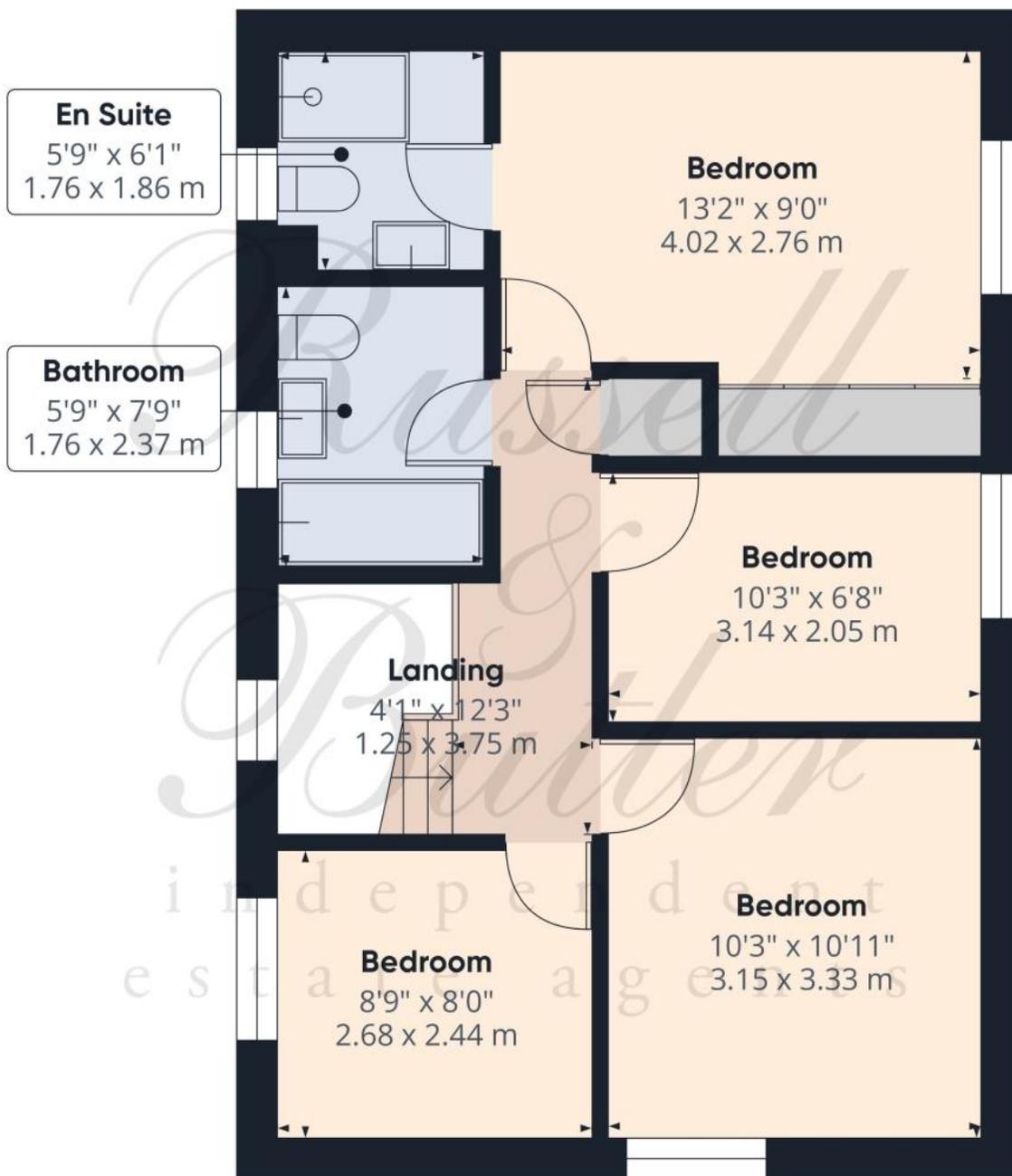
705 ft²
65.5 m²

(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.

GIRAFFE360





Approximate total area⁽¹⁾

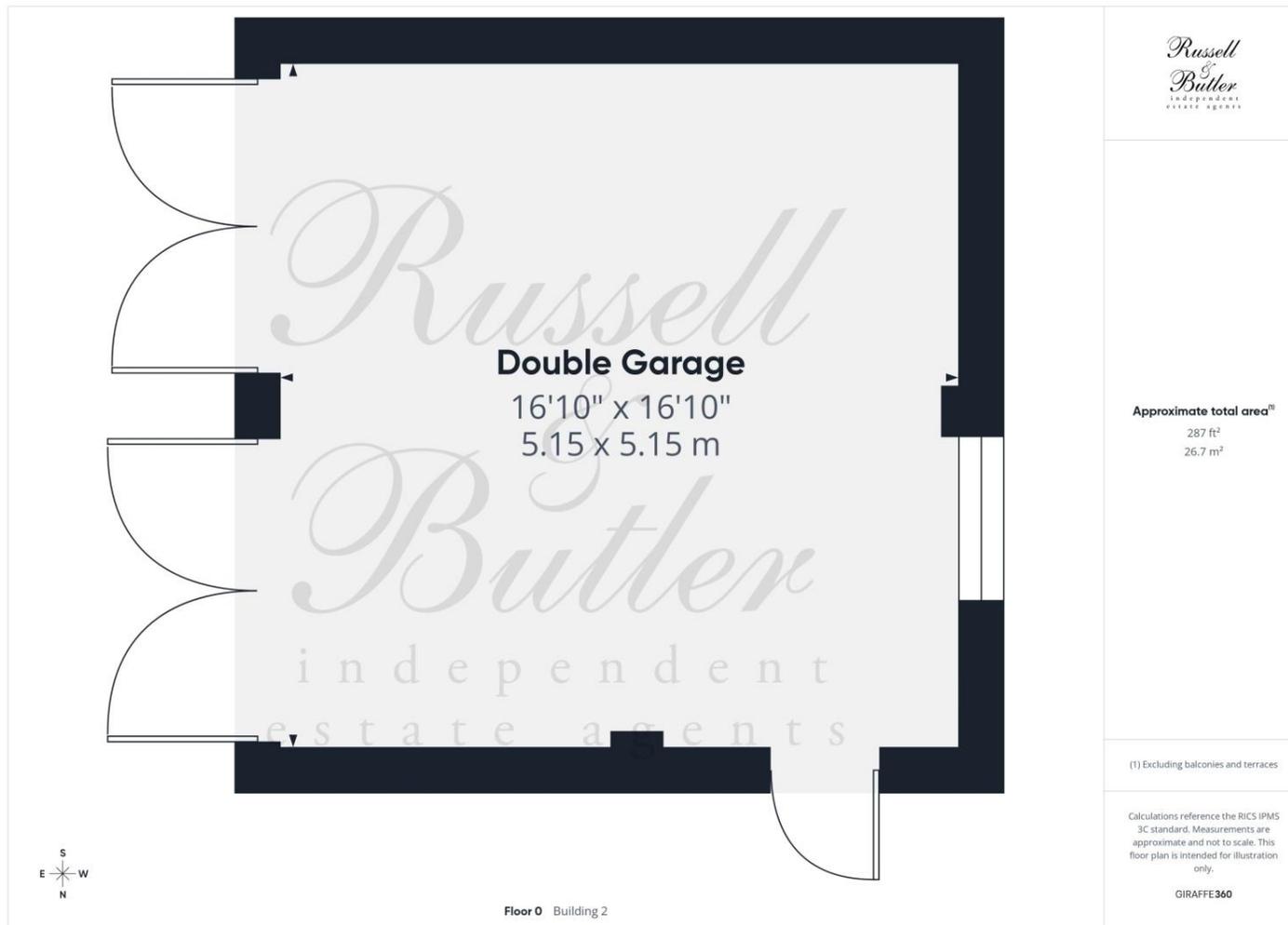
507 ft²
47.2 m²

(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.

GIRAFFE360

Floor 1 Building 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.

Visit us online: www.russellandbutler.com

