

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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**48 Kingfisher Road, Buckingham, MK18 7EY**  
**Asking Price £469,995.00 Freehold**

A four bedroom detached family home well situated in a cul de sac location on the popular Badgers development, within walking distance and catchment for Bourton Meadow Academy and the Royal Latin Grammar Schools. The accommodation fully comprises: Entrance hall, ground floor cloakroom, sitting room, dining room, kitchen, laundry room which offers a variety of further uses and access to the integral garage. On the first floor, bedroom one with ensuite shower room, three further bedrooms and a family bathroom. To the front driveway offering plenty of off road parking, gated side access leading to an enclosed rear garden. There is Upvc double glazing throughout & gas to radiator central heating. EPC rating D.



### **Entrance**

Door to:

### **Entrance Hall**

Under stairs storage cupboard, radiator, stairs rising to first floor.

### **Cloakroom**

Low level wc, wash hand basin, Upvc double glazed window to front aspect, tiling to splash areas, radiator.

### **Sitting Room**

5.74m Max, 4.35Min x 3.62m Max, 2.75m Min

Upvc double glazed bay window to front aspect, radiator.

### **Dining Room**

3.18m x 3.01m

Upvc double glazed window to rear aspect, radiator.

### **Kitchen**

3.66m x 2.60m

A range of base and eyelevel units, stainless steel sink unit with mono bloc mixer tap, cupboard under, work top over, tiling to splash areas, space for white goods, integrated oven and hob, extractor over, radiator, Upvc double glazed window to rear aspect.

### **Utility/Boot Room**

4.54m x 2.35

Upvc double glazed window to rear aspect, boiler supplying both domestic hot water and gas to radiator central heating, radiator, door to rear garden.

### **First Floor Landing**

Access to loft space, Upvc double glazed window to side aspect, airing cupboard housing hot water tank with linen shelving as fitted.

### **Bedroom One**

4.02m Max into Bay, 3.15 Min x 3.75m to rear of wardrobe, 2.85m

Upvc double glazed Bay window to front aspect, built in wardrobe with rail and shelving as fitted, radiator.

### **En-Suite**

1.78m x 1.59m

Walk in shower, low level WC, pedestal wash hand basin with mono bloc mixer tap, radiator, Upvc double glazed window to side aspect, tiling to splash areas.

### **Bedroom Two**

3.50m to rear of wardrobe, 2.89m Min x 3.13m

Upvc double glazed window to rear aspect, radiator, built in wardrobe with rail and shelving as fitted.

### **Bedroom Three**

2.25m x 2.23m

Upvc double glazed window to rear aspect, built in cupboard with rail and shelving as fitted, radiator.

### **Bedroom Four**

2.26m x 1.98m

Upvc double glazed window to front aspect, radiator.

### **Family Bathroom**

2.09mx 1.54m

Bath with mixer tap with shower as fitted, low level WC, pedestal wash hand basin, tiling to splash areas, radiator, extractor fan.

### **Front Aspect**

Block paved driveway to front, outside light

### **Rear Garden**

Laid mainly to lawn with paved patio area, a range of flower and shrub beds, outside light, outside tap, three storage sheds, two gated access.

### **Garage**

5.87m Max x 2.55m Max

Power and light connected, up and over door.

### **Please Note**

All mains services connected.

EPC Rating: D

Council Tax Band: E

### **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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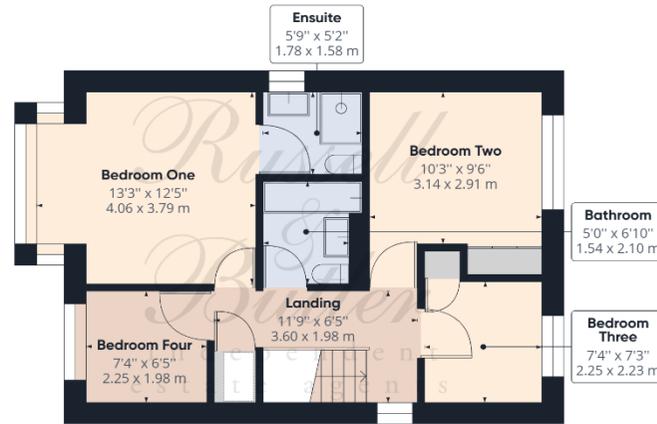
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Floor 0 Building 1

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

1315.59 ft<sup>2</sup>  
122.22 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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