

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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





**4 King Charles Close, Buckingham, MK18 1UZ**  
**£309,995.00**

A good size three bedroom family home well situated on the popular Page Hill development, walking distance of the town centre of Buckingham and being in catchment for Buckingham Primary School, Buckingham Secondary and The Royal Latin Grammar School. The property has gas to radiator central heating and Upvc double glazing. The accommodation fully comprises: Entrance hall with built in storage, kitchen, lounge/diner with doors leading out onto the rear garden, first floor landing, three bedrooms and spacious family bathroom. There is a front garden and good sized driveway and enclosed rear garden with patio area. The property also benefits from a garage conversion (now comprising store and separate boot room/utility area), EPC Rating TBC.



### **Entrance**

Door to;

### **Entrance Hall**

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

### **Kitchen**

3.03m x 2.10m Fitted to comprise a range of base and eye level units, stainless steel sink, tiling to splash areas, space for white goods, Upvc double glazed window to front aspect, radiator.

### **Boot Room/Utility Area (Part of Garage Conversion)**

2.41m max x 2.06m max Accessed from hallway, power and light connected, radiator.

### **Lounge/Diner**

Upvc double glazed window to rear aspect, door to rear, radiator.

### **First Floor Landing**

Access to loft space.

### **Bedroom One**

4.09m x 2.70m Upvc double glazed window to rear aspect, radiator.

### **Bedroom Two**

2.86m max x 2.53m to front of wardrobe plus door recess Upvc double glazed window to rear aspect, radiator, built in storage.

### **Bedroom Three**

2.95m x 1.82m to front of storage plus door recess Upvc double glazed window to front aspect, radiator, built in storage.

### **Family Bathroom**

White suite of bath with shower over, low level wc, pedestal wash hand basin, radiator, built in cupboard housing water tank and shelving as fitted, Upvc double glazing to front aspect.

### **Outside**

#### **Front Aspect**

Laid to lawn with driveway, outside light, outside tap.

#### **Rear Garden**

Laid to lawn with patio area.

### **Store (Part of Garage Conversion)**

2.62m max x 2.56m max Power and light connected, eaves storage space.

### **Please Note**

All main service connected. Council tax band C.

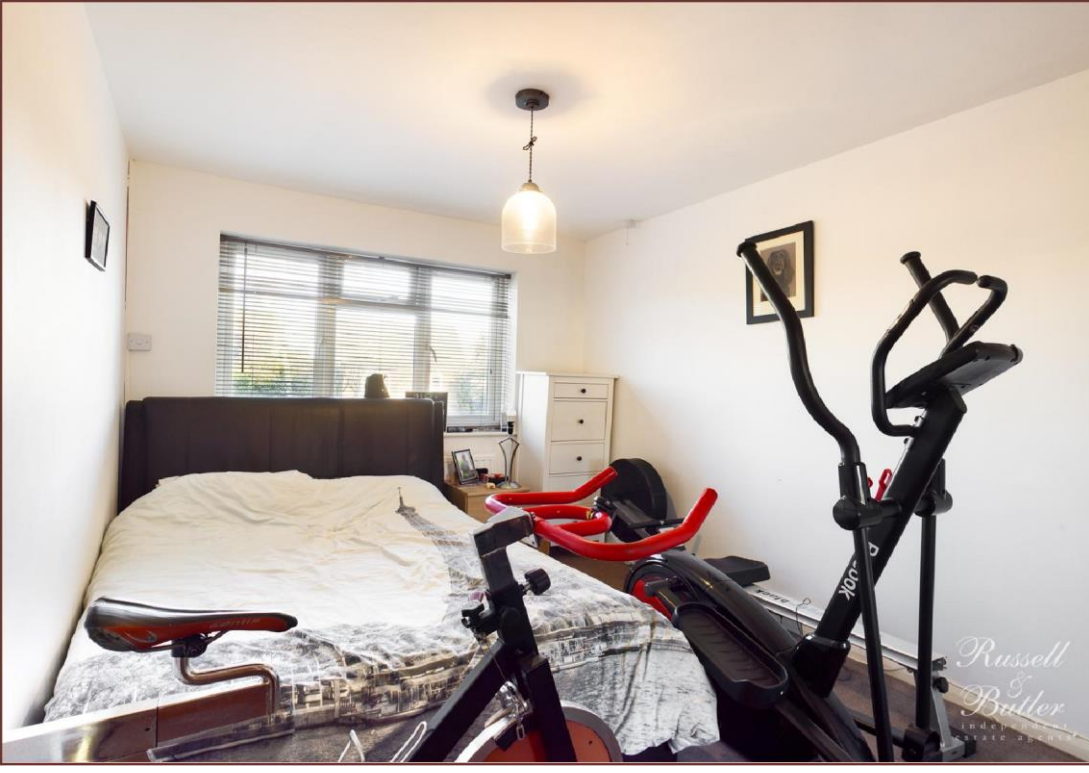
### **Mortgage Advice**

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.

### **N.B.**

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.













Floor 0



Floor 1

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

900.87 ft<sup>2</sup>  
83.69 m<sup>2</sup>

Reduced headroom

2.62 ft<sup>2</sup>  
0.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

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](http://www.russellandbutler.com)

