

*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)



## Busby Close, Buckingham, MK18 1YW

Asking Price £385,000 Freehold

An opportunity to acquire this four bedroom detached property located in a quiet cul de sac on the popular Page Hill Development, with a south facing garden with far reaching views. Accommodation comprises: Entrance hall, ground floor cloakroom, sitting room with multi fuel stove and doors leading out onto decking and rear garden, dining room, kitchen, family/play room and laundry/boot room. On the first floor; landing, bedroom one with built in wardrobes and shower room, three further bedrooms and the family bathroom. To the front aspect, driveway leading to property entrance and single garage. Enclosed south facing gardens to the rear. EPC rating C . No Onward chain. Please note the property is in need of some cosmetic improvement, however this is reflected in the asking price.



### **Entrance**

Upvc double glazed door to:

### **Entrance Hall**

Providing access to accommodation, stairs rising to first floor, under stair storage cupboard, radiator.

### **Cloakroom**

Suite of low level W/C, wall mounted corner wash hand basin, radiator, ceramic tiled floor, window to front aspect.

### **Sitting Room**

*13' 10" X 12' 5" (4.24m X 3.80m)*

With multi burning stove, exposed wooden flooring, radiator, double glazed sliding doors leading to decked area and rear garden, open through to:

### **Dining Room**

*12' 6" X 8' 11" (3.83m X 2.74m)*

Upvc double glazed window to rear aspect, exposed wooden flooring, radiator.

### **Kitchen**

*8' 11" X 12' 0" (2.73m X 3.68m)*

Comprising of inset one and a quarter stainless steel sink unit with mono bloc mixer taps, cupboard under with water softener, additional wall, drawer and eye level units with work tops over, ceramic tiling to splash areas, four ring gas hob, built in electric double oven, space and plumbing for dish washer, cupboard housing 'Worcester' gas fired boiler serving both domestic hot water and radiator central heating, open through to:

### **Family / Play Room**

*13' 4" X 7' 6" (4.07m X 2.30m)*

Upvc double glazed window to side aspect, Upvc double glazed door to decking and rear garden, double panel radiator, wooden flooring, door to:

### **Laundry/Boot Room**

*7' 5" X 7' 5" (2.27m X 2.27m)*

Space and plumbing for washing machine, space for tumble dryer, Upvc double glazed door to front aspect, wooden flooring.

### **First Floor Landing**

Airing cupboard housing hot water tank, access to loft space.

### **Bedroom One**

*11' 6" X 11' 10" (3.52m X 3.62m)*

Upvc double glazed window to front aspect, radiator, built in double width wardrobe with sliding doors, door to:

### **Shower Room**

Fully tiled shower cubicle with shower as fitted, wall mounted wash hand basin, ceramic tiled floor, tiling to walls.

### **Bedroom Two**

*14' 8" X 7' 10" (4.49m X 2.40m)*

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

### **Bedroom Three**

*8' 10" X 10' 5" (2.70m X 3.19m)*

Upvc double glazed window to rear aspect, radiator.

### **Bedroom Four**

*6' 9" X 9' 11" (2.06m X 3.03m)*

Radiator, Upvc double glazed window to rear aspect.

### **Family Bathroom**

*6' 9" X 6' 11" (2.07m X 2.13m)*

White suite of panel bath, wash hand basin with storage under, low level W/C, ceramic tiling to all walls, chrome ladder towel rail, Upvc double glazed window to rear aspect.

### **Front Aspect**

Driveway leading to property entrance and single garage, gated access to rear garden .

### **Garage**

*18' 0" X 8' 3" (5.50m X 2.52m)*

With up and over door, power and light connected.

### **Rear Garden**

Fully enclosed south facing rear garden with raised decked area providing views over Buckingham and beyond, lawn area, flower beds.

### **Please Note**

All main services are connected.

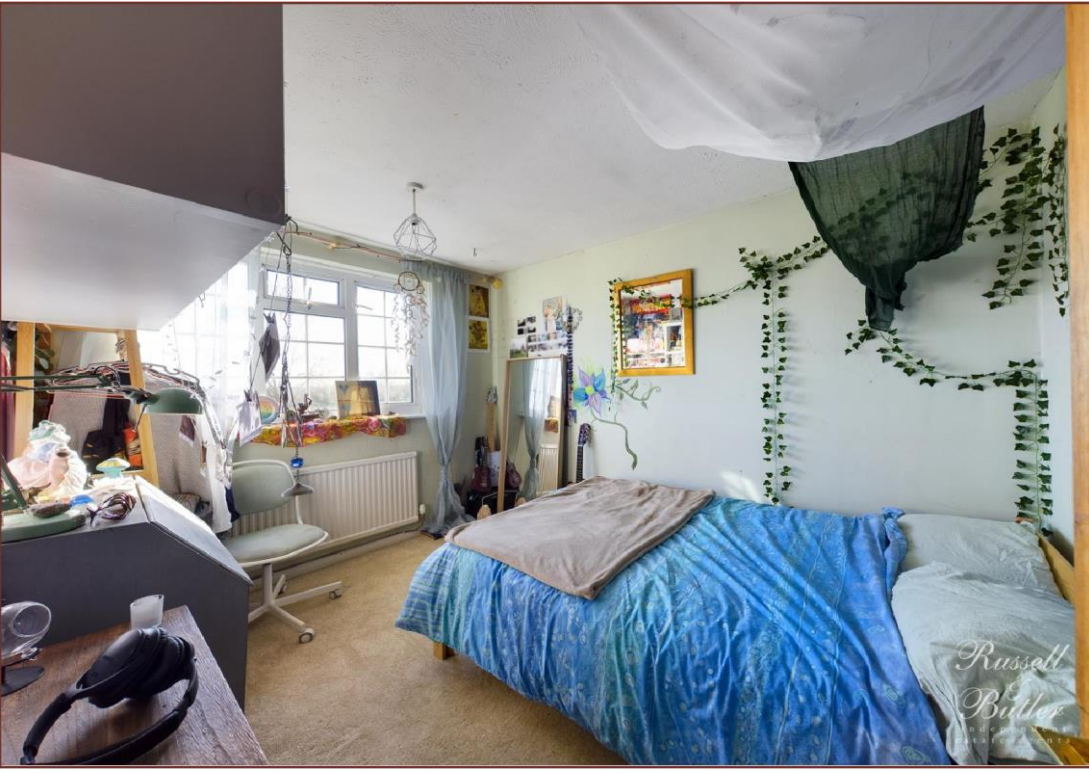
Council tax band E

EPC Rating C





*Russell  
&  
Butler*  
independent  
estate agents





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)

