

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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24 Hilltop Avenue, Buckingham, MK18 1YJ
Asking Price £479,950.00 Freehold

A fabulous four bedroom detached house situated on a sought after development and benefitting from gas to radiator central heating, Upvc double glazing, a lovely fitted kitchen with extensive units, a conservatory with glazed roof, a useful side porch, garage and attractive south facing rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen, side porch, bedroom one with shower room, three further bedrooms, family bathroom, garage and garden. Page Hill is a popular development with open spaces and easy access to playing fields. Catchment for local schools including the Royal Latin Grammar school. Energy Rating C.



Entrance

Upvc double glazed composite door to :

Entrance Hall

Stairs rising to first floor, radiator, Karndean flooring, door to integral garage.

Ground Floor Cloakroom

White suite of wall mounted wash hand basin, low level w/c with concealed cistern, full height tiling to walls, stainless steel ladder, radiator, Upvc double glazed window to front aspect.

Sitting Room

4.22m Max x 4.10m Max

Coving to ceiling, radiator, double doors to dining room, Upvc double glazed door to conservatory.

Conservatory

3.30m Max x 2.98m Max

Upvc double glazed with glass roof, French doors to patio and rear garden, ceramic tiled flooring.

Dining Room

3.83m Max x 2.71m Max

Coving to ceiling, radiator, Upvc double glazed window to rear aspect.

Kitchen/Breakfast Room

5.47m Max x 2.69m Max

Fitted to comprise one and a half stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall, base and eye level units, integrated hob, built in electric oven, ceramic tiling to splash areas, space and plumbing for washing machine and dishwasher, space for fridge/freezer, ceramic tiled flooring, radiator, cupboard housing gas fired boiler supplying central heating and domestic hot water, Upvc double glazed window to front aspect, Upvc double glazed door to:

Side Porch

2.14m Max x .84m Max

Double ended, Upvc double glazed.

First Floor Landing

1.83m Max x 1.85m Max

Airing cupboard housing hot water tank, loft access with ladder.

Master Bedroom

3.62m Max x 3.48m Max

Built in double width wardrobes, coving to ceiling, radiator, Upvc double glazed window to front aspect, door to:

Shower Room

Shower cubicle with shower as fitted, wash hand basin, full and half height tiling to walls, Chrome ladder/heated-towel rail.

Bedroom Two

4.42m Max x 2.41m Max

Coving to ceiling, radiator, Upvc double glazed window to front aspect, built in storage cupboard.

Bedroom Three

2.72m Max x 3.24m Max

Coving to ceiling, radiator, Upvc double glazed window to rear aspect.

Bedroom Four

3.06m Max x 2.05m Max

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

2.13m Max x 2.11m Max

Refitted white suite of panel bath with separate shower over, inset wash hand basin with cupboards under, low level w/c with concealed cistern, stainless steel ladder heater rail, ceramic tiled flooring, full length ceramic tiling to walls, inset down lighter, built in storage, Upvc double glazed window to rear aspect.

Integral Garage

5.40m Max x 2.50m Max

With light and power connected, up and over door, Space for tumble dryer. Door to entrance hall.

South Facing Rear Garden

Fully enclosed by brick walling, laid mainly to lawn, paved patio, flower and shrub borders.

Front Aspect

Block paved driveway providing off road parking for several cars, gated side access to rear garden.

Please Note

Oak doors throughout.

All mains services connected.

EPC Rating: C

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.

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.



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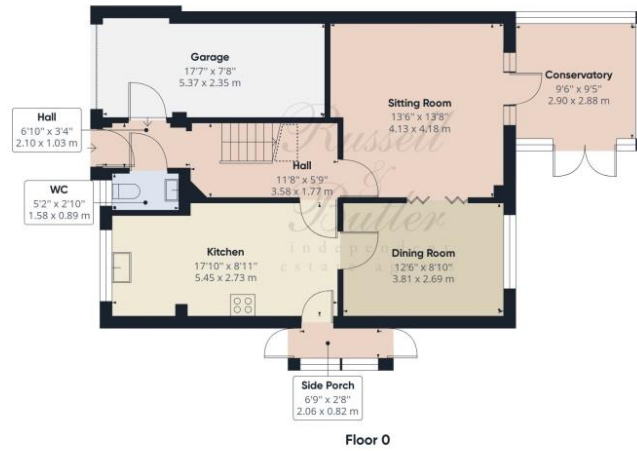
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Approximate total area⁽¹⁾

1340.83 ft²
124.57 m²

Reduced headroom

11.36 ft²
1.06 m²

(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.

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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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