

*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)



# Badgers Way, Buckingham.

Asking Price £489,995.00 Freehold

A four bedroom detached house situated on a sought after development within easy walking distance of The Royal Latin Grammar School, Swan Pool & Leisure Centre and Bourton Meadow Park. The property has the benefits of gas to radiator central heating, UPVC double glazing, fitted kitchen with range cooker, conservatory with tiled roof, En-suite shower room, garage and garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen, rear lobby, bedroom one with En-suite shower, three further bedrooms and family bathroom. Energy rating D.



### **Entrance**

Upvc double glazed entrance door to:

### **Entrance Hall**

Radiator, ceramic tiled floor, stairs to first floor.

### **Sitting Room**

4.74m x 3.39m

Double radiator, marble fireplace, Oak flooring, Upvc double glazed window to front aspect, two wall light points, open through to:

### **Dining Room**

2.74m x 3.39m

Radiator, Oak flooring, double glazed sliding patio door to conservatory.

### **Conservatory**

4.41m x 3.75m Max

Upvc double glazed conservatory with solid roof, inset LED Downlighters, double radiator, aircon unit, ceramic tiled floors, Velux window, French patio doors to garden.

### **Kitchen/Breakfast Room**

3.64m x 3.30m

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, ceramic tiling to splash areas, five burner range cooker with extractor canopy over, plumbing for automatic washing machine and dishwasher, slide out pantry cupboard. breakfast bar, integrated fridge, radiator, ceramic tiled floor, Upvc double glazed window to rear aspect.

### **Rear Lobby**

Ceramic tiled floor, door to integral garage, Upvc double glazed door to side, door to cloakroom.

### **Cloakroom**

White suite of wash hand basin, low flush wc, ceramic half height tiling to all walls, ceramic tiled floor, ladder towel radiator, Upvc double glazed window to side aspect.

### **First Floor Landing**

Access to loft space, airing cupboard housing hot water tank

with linen shelving as fitted.

### **Bedroom One**

4.14m Max x 3.42m to rear of wardrobe

Range of fitted wardrobes, radiator, Upvc double glazed window to front aspect.

### **En-Suite**

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, radiator, ceramic tiled floor, shaver point, Upvc double glazed window to front aspect.

### **Bedroom Two**

3.44m Max x 3.38m Max

Double radiator, Upvc double glazed window to rear aspect.

### **Bedroom Three**

3.86m x 2.51m

Radiator, Upvc double glazed window to front aspect.

### **Bedroom Four**

3.67m Max, 2.58m Min x 2.50m Max

L-shaped Room.

Radiator, Upvc double glazed window to rear aspect.

### **Family Bathroom**

2.59m x 1.85m

White suite of Jacuzzi bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic half height tiling to all walls, ceramic tiled floor, ladder towel radiator, Upvc double glazed window to rear aspect.

### **Front Garden**

Open plan, laid to lawn. Double width drive to integral garage, gated side access to rear garden.

### **Rear Garden**

Laid to lawn, paved patio, flower and shrub beds and borders, fully enclosed by timber fencing.

Timber summerhouse with power and light connected.

### **Garage**

5.16m x 2.47m

Integral garage with electric rolled door, power and light connect, "Worcester" gas fired boiler supplying both domestic hot water and radiator central heating, personal door to rear lobby, Upvc double glazed window to side aspect.

### **Please Note**

Please Note

All mains services connected.

Council Tax Band: E

EPC Rating: D

### **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.









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)



expertagent

PrimeLocation.com

