

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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**Summerhouse Hill, Buckingham, MK18 1XW**

**Guide Price £375,000.00**

**Freehold**

This 6 year old spacious townhouse with three double bedrooms is located in an exclusive development on a private cul de sac approximately 90 seconds walk from Buckingham's town centre. Situated at the top of a small hill, this sunny and bright home affords lovely views over the town, church spire and surrounding area from the front and rear. The private garden with south-easterly views over the countryside can be accessed via the double carport. The friendly community and quiet road make it an ideal family home. The location affords walking distance access to local shops, the town library, doctor's surgery, bus stops, Bourton Park and leisure centre with swimming pool as well as placing this property in the catchment area of the sought-after local grammar school. The local area also offers Stowe Gardens (National Trust), two golf courses and plenty of local walking trails and country lanes for cycling. Fast fibre broadband makes working from home a reality. NO ONWARD CHAIN. Energy rating B.



### **Entrance**

Entrance door to:

### **Entrance Hall**

Built in storage cupboard, radiator, stairs rising to first floor, wood laminate flooring.

### **Cloakroom**

White suite of wash hand basin, low flush WC, radiator, ceramic tiling to splash areas, extractor fan, wood laminate flooring.

### **Kitchen/Diner**

12' 6" x 11' 10" (3.8m x 3.6m)

Fitted to comprise inset single drainer stainless steel sink unit with monobloc mixer tap and boiling hot water tap, further range of base and eye level units, granite work surfaces, four ring ceramic hob, split level electric oven and grill, integrated dishwasher, integrated fridge/freezer, integrated washing machine, cupboard housing 'Baxi' boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed window to rear aspect, Upvc double glazed sliding panel door to rear garden, radiator, wood laminate flooring, inset LED downlights.

### **First Floor Landing**

Stairs leading to second floor, airing cupboard housing hot water tank and immersion heater.

### **First Floor Dining Room**

26' 0" x 12' 4" (7.93m x 3.76m)

Wood laminate flooring, two radiators, TV/Media points, three Upvc double glazed windows to rear aspect with views of the town.

### **Bedroom One**

14' 6" x 8' 6" (4.41m x 2.58m)

Radiator, built in wardrobes, Upvc double glazed window to front aspect.

### **En-Suite**

White suite of large walk in shower, wash hand basin, low flush WC, full ceramic tiling to walls and floor, inset LED downlights, Upvc double glazed window to front aspect, extractor fan.

### **Second Floor Landing**

Doors to remaining bedrooms and family bathroom.

### **Bedroom Two**

17' 1" x 9' 7" (5.21m Max x 2.92m)

Radiator, two Upvc double glazed windows to front aspect.

### **Bedroom Three**

14' 6" x 11' 5" (4.41m x 3.47m)

Radiator, two Upvc double glazed windows to rear aspect.

### **Family Bathroom**

White suite of panel bath with mixer tap and shower attachment, wash hand basin, low flush WC, velux window, ceramic half height tiling to two walls, ceramic tiled floor, LED downlights, radiator, extractor fan.

### **Rear Garden**

Good sized private garden with fabulous town views, laid mainly to lawn, paved patio, fully enclosed and not overlooked.

### **Double Length Carport**

### **Please Note**

All mains services connected.

Service charge £260 per annum.

Fibre Broadband.

Easily accessible transport links.

Communal refuse store (can have own wheelie bins, if required).

Ample Guest parking & Communal Bike Shed

### **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 Clare on 01280 815999 or 07772 159555. Alternatively, you can email [clare.jarvis@mab.org.uk](mailto:clare.jarvis@mab.org.uk).









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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