

*Russell & Butler*

independent estate agents

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**1 Hall Close , Buckingham , MK18 1RH      Guide Price £699,995.00**

A spacious four bedroom detached family home well situated on the desirable Hall Close in the village of Maids Moreton, a short walk from the village school and in catchment for the Royal Latin Grammar School. The property has been well maintained by the current owner and benefits from spacious downstairs accommodation as well as good sized bedrooms, gas to radiator central heating and Upvc double glazing. The accommodation fully comprises: Spacious reception hall, downstairs cloakroom, dual aspect sitting room, kitchen/breakfast room, dining room, conservatory, a large utility/laundry room (part garage conversion) which gives access to the remaining garage storage space, first floor spacious landing, bedroom one with built in wardrobe and refitted en suite, three good sized further bedrooms and family bathroom. To the outside there are front & rear gardens, driveway and side access leading to the rear garden. EPC rating C.



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### **Entrance**

Door to:

### **Reception Hall**

Parquet flooring, under stairs storage cupboard, radiator, stairs rising to first floor.

### **Cloakroom**

Refitted to comprise w/c, wash hand basin with mixer tap, cupboard under, tiles to splash areas, Upvc double glazed window to front aspect, heated towel rail.

### **Sitting Room**

7.26m Max plus Bay x 3.71m Max

Dual aspect, Upvc double glazed window to front aspect, two radiators, remote control gas fire with surround, Upvc double glazed window to rear aspect.

### **Dining Room**

3.48m Max x 3.22m Max

Upvc double glazed window to rear aspect, radiator.

### **Kitchen/Breakfast Room**

6.25m Max x 2.65m x 2.29m Min.

A range of base and eye level units, one and a quarter stainless sink unit with mixer tap, cupboard under, work tops over, tiles to splash areas, double oven and hob and extractor hood over, space for dishwasher, space for fridge/freezer, gas fired boiler.

### **Side Passageway**

Door to front aspect, open to conservatory and;

### **Utility/Laundry Room**

4.35m Max x 2.54m Max

A large utility/laundry room with a range of base units, stainless steel one and a quarter sink unit with mixer tap, cupboard under, work tops over, tiles to splash areas, space for washing machine, space for tumble drier, space for fridge freezer, heated towel rail, access to garage.

### **Conservatory**

4.19m Max x 1.70m Max

Upvc double glazed, power and light connected.

### **First Floor Landing**

Upvc double glazed window to front aspect, access to loft space, cupboard with central heating hot water tank with linen shelf as fitted.

### **Bedroom One**

4.26m Max x 3.50m Max

Upvc double glazed window to rear aspect, radiator, built in wardrobe.

### **En-Suite**

A large walk in shower, w/c, pedestal wash hand basin with mixer tap, cupboard under, full height tiling, Upvc double glazed window to rear aspect, heated towel rail, downlighters.

### **Bedroom Two**

4.39m Max x 2.91m Max

Upvc double glazed window to rear aspect, radiator.

### **Bedroom Three**

3.73m Max x 2.80m Max

Upvc double glazed window to front aspect, radiator.

### **Bedroom Four**

3.90m Max to rear of storage x 2.71m Max.

Upvc double glazed window to front aspect, radiator, a range of built in storage.

### **Family Bathroom**

White suite of bath with shower over and shower attachment, w/c, wash hand basin with mixer tap, cupboard under, tiles to splash areas, heater towel rail, Upvc double glazed window to side aspect.

### **Outside**

#### **Front Garden**

Laid mainly to lawn with a range of flower and shrub beds, driveway to front with electric car charging point, gated access to:

#### **Rear Garden**

A sunny rear garden with pergola and decked area, a range of paved areas and flower and shrub beds, vegetable patches, three outside taps, greenhouse and storage shed.

### **Partly converted Garage**

4.51m Max x 2.63m Max

Power and light connected, electric remote control roller door.

### **Please Note**

All mains services connected.

EPC Rating: TBC

Council Tax Band: F

### **N.B.**

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

### **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.









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Floor 0

Approximate total area<sup>(1)</sup>  
1857.18 ft<sup>2</sup>  
172.54 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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