

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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**18 Squirrels Way, Buckingham, MK18 7ED      Asking Price £349,995.00 Freehold**

A good size three bedroom semi detached family home, well situated on this sought after development, within walking distance of the local schools, within catchment of Bourton Meadow Academy and both Buckingham Secondary and the Royal Latin Grammar Schools. The property has potential to extend double storey, subject to the necessary planning permissions (Planning permission was previously granted for a ground floor extension and a forth bedroom with en-suite making a four double bedroom property with two bathrooms). The accommodation currently fully comprises: Entrance hall, cloakroom, lounge/diner leading to a spacious kitchen/diner, study/playroom, first floor landing, three bedrooms and family bathroom. To the outside there is a driveway to the front of the property with parking for two and a rear garden. The property has gas to radiator central heating and UPVC double glazing. Energy Rating C.



### **Entrance**

Door to:

### **Entrance Hall**

Stairs rising to first floor.

### **Sitting Room**

6.95m Max x 3.78m Max

Upvc double glazed window to front aspect, radiator, sliding door to rear, opening to :

### **Kitchen/Diner**

4.66m Max x 4.09m Max.

A range of base and eye level units, sink unit with mixer tap and cupboard under, work tops over, tiles to splash areas, space for range cooker, extractor hood over, space for large fridge freezer, integrated dishwasher, integrated washing machine, Upvc double glazed window to rear aspect, door to rear, downlighters, radiator,

### **Office/ Playroom**

2.75m Max x 1.98m Max.

Upvc double glazed window to front aspect, radiator, access to loft space.

### **First Floor Landing**

Access to loft space, airing cupboard with shelving as fitted, a futher storage cupboard.

### **Bedroom One**

3.64m to rear of wardrobes x 2.86m Min x 2.57m Max plus door

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

### **Bedroom Two**

3.24m Max x 2.41m Max plus door recess

Upvc double glazed window to front aspect, radiator.

### **Bedroom Three**

2.27m Max x 2.01m Max

Upvc double glazed window to front aspect, radiator.

### **Family Bathroom**

White suite of bath with mixer tap and shower over, shower sc reen as fitted, low level w/c, sink with mixer tap, cupboard under, tiles to splash areas, Upvc double glazed window to rear aspect, heated towel rail.

### **Outside**

#### **Front Garden**

Laid to lawn with block paved driveway.

#### **Rear Garden**

Laid mainly to lawn with paved patio area, a range of flower and shrub borders, gated access to the rear, a range of storage sheds.

#### **Please Note**

All mains services connected.

EPC Rating: C.

Council Tax Band: C.

#### **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.**

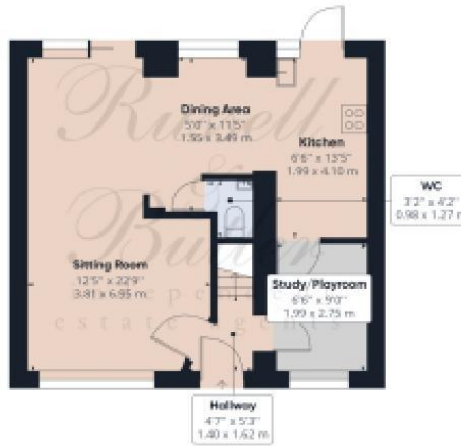
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.





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Floor 0

Approximate total area<sup>(1)</sup>  
844.03 ft<sup>2</sup>  
78.41 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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