

*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)



**Waine Close, Buckingham, MK18 1FG**

**Asking Price £499,995.00 Freehold**

A four bedroom detached family home in a quiet cul-de-sac on the Mount Pleasant development. This family home offers flexible accommodation as there is a separate annexe. Accommodation: entrance hall, ground floor cloakroom, study/playroom, sitting room with part glazed double doors leading to the dining room, kitchen/breakfast room and conservatory. On the first floor master bedroom with built in wardrobes and en-suite shower room, guest bedroom also with an en suite shower room, two further bedrooms and the family bathroom. The annexe is a garage conversion to include a double bedroom and shower room and the remaining garage to the front is for storage. There are enclosed gardens to the rear and driveway for several vehicle's. EPC rating C



### **Entrance Hall**

Stairs rising to first floor, double radiator, central heating thermostat.

### **Cloakroom**

White suite of low level W/C, wash hand basin, radiator, ceramic tiles to splash areas, extractor fan.

### **Sitting Room**

4.73m Max x 3.39m Max

Upvc double glazed window to front aspect, radiator, fireplace with part glazed double doors to dining room, coving to ceiling.

### **Dining Room**

3.07m Max x 2.68m Max

Double radiator, French doors to conservatory, wood burning stove, wood laminate floor, coving to ceiling.

### **Study**

2.31m Max x 2.24m Max

Upvc double glazed window to front aspect. Radiator, understairs storage cupboard.

### **Conservatory**

3.95m Max x 2.64m Max

Upvc and brick base conservatory with wall light points, French doors to rear garden, radiator.

### **Kitchen/Diner**

4.24m Max x 3.08m Max

Fitted to comprise inset single stainless steel sink unit with mono bloc mixer, wipe boards under, free range of base and drawer units, work tops over, integrated dishwasher, integrated fridge freezer, space for range cooker, two Upvc double glazed windows to rear aspect, space for washing machine, ceramic tiled floor, ceramic tiling to splash areas, central heating gas fired boiler supplying both domestic hot water and central heating.

### **First Floor Landing**

Access to hot water tank, access to loft.

### **Bedroom One**

3.66m Max x 2.97m Max

Having the benefit of built in wardrobes, hanging rails and shelves as fitted, radiator, double glazed window to front aspect, coving to ceiling, door to ensuite.

### **En-Suite**

1.60m Max x 1.37m Max

Shower cubicle with shower as fitted, Low Level W/C, Pedestal wash hand basin, Ceramic tiles to splash areas, full height ceramic tiles to splash areas,

### **Bedroom Two**

2.87m Max x 2.70m Max to door recess and to front of wardrobes.

Double glazed window to rear aspect, radiator, built in wardrobe, door to ensuite.

### **En-Suite**

Shower cubicle with shower as fitted, Low Level W/C, Pedestal wash hand basin, double glazed window to side access, radiator.

### **Bedroom Three**

3.14m Max x 2.15m Max

Double glazed window to rear access, radiator.

### **Bedroom Four**

2.32m Max x 2.28m Max

Double glazed window to front aspect, radiator.

### **Family Bathroom**

2.04m Max x 1.69m Max

White suite of panel bath, low level W/C, Pedestal wash hand basin, full height ceramic tiles to walls, double glazed window to rear access, radiator, extractor fan.

### **Annexe**

4.42m Max x 2.33m Max

Garage conversion to include double bedroom with radiator, double glazed window to side aspect, door to ensuite, inset down lighters, double glazed door to garage, suite of shower cubicle shower as fitted, low level w/c, wash hand basin, Upvc double glazed window to side aspect, ceramic tiles to splash areas.

### **Front Garden**

Driveway for several vehicle's.

### **Rear Garden**

Enclosed garden with lawn and patio, decked entertaining areas. Established flower and shrub beds and borders.

### **Remaining Garage Store Area**

3.47m Max x 2.62m Max

Remaining garage store area with up and over door, light and power connected.

### **Please Note**

All mains services connected

Council Tax Band E

EPC rating 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.**

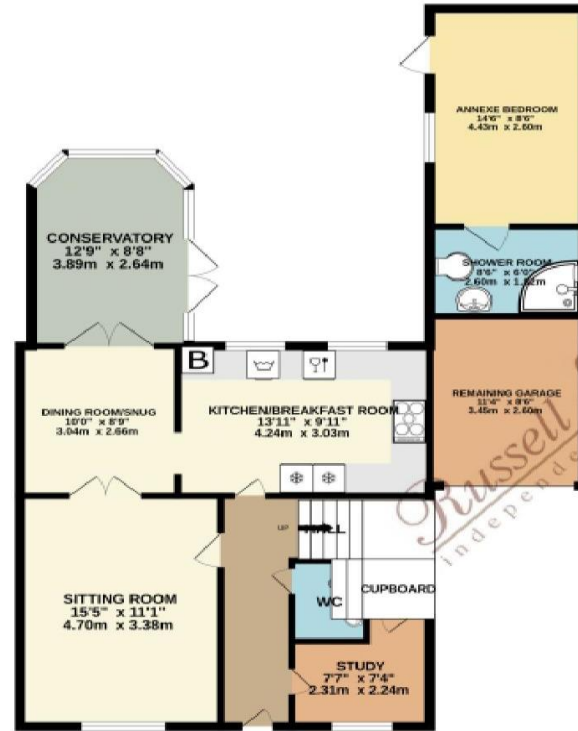
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.







GROUND FLOOR  
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metacax ©2023

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)

