

Russell & Butler

i n d e p e n d e n t e s t a t e a g e n t s

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OPEN 7 DAYS A WEEK

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Catchpin Street, Buckingham, MK18 7RR

Asking Price £650,000.00 Freehold

A very well presented and spacious four double bedroom detached family home positioned in a quiet cul de sac on the popular Lace Hill development. The property benefits further from being in walking distance to local parks and catchment for Lace Hill Academy, and both Buckingham Secondary and the Royal Latin Grammar Schools. The accommodation is in excess of 2000 sq ft and comprises: reception hallway, ground floor cloakroom, family room, office/study, sitting room with French doors out onto the garden and kitchen/diner with integrated appliances and French doors out onto the garden. On the first floor, landing, master bedroom with built in wardrobes and en-suite shower room, bedroom two with en-suite, two further double bedrooms and the family bathroom. To the front aspect, driveway for several vehicle's leading to the detached double width garage and enclosed gardens to the rear. EPC rating B.



Reception Hall

Stairs rising to first floor, radiator, Karndean flooring, radiator. Under stair storage cupboard.

Cloakroom

White suite of low level WC, wall mounted wash hand basin, tiling to splash area, radiator. Karndean flooring.

Sitting Room

18' 6" X 12' 7" (5.66m X 3.86m)

Radiator, Upvc double glazed window and French doors leading out onto the patio and rear garden.

Family Room

15' 7" X 9' 10" (4.75m X 3.00m)

Radiator, two Upvc double glazed windows to front and side aspects.

Office/Study

10' 4" X 12' 2" (3.17m X 3.73m)

Radiator, two Upvc double glazed windows with wooden slatted blinds to front aspect, feature panelled wall. .

Kitchen/Diner

18' 8" X 17' 9" (5.7m X 5.4m)

Maximum length and width measurements

Fitted to comprise inset one and a quarter single drainer stainless steel sink unit with monobloc mixer tap and cupboard under. A further range of wall, base and drawer units with work tops over, integrated fridge/freezer, built in gas hob, extractor hood over, integrated dishwasher and washing machine, built in electric oven and grill. Breakfast bar providing extra worktop space, inset down lighters, two Upvc double glazed windows to rear and side aspects, Upvc double glazed French doors to rear garden. Karndean flooring, radiator, under counter lighting. Cupboard housing gas fired boiler serving both domestic hot water and radiator central heating.

Bedroom One

17' 3" X 10' 4" (5.27m X 3.15m)

Radiator, built in wardrobes with hanging rail and shelves as fitted. Two Upvc double glazed windows to front aspect, door to:

En-suite

White suite of fully tiled shower cubicle with shower as fitted, glazed screen, low level WC, wash hand basin. Chrome ladder heated towel rail, ceramic tiling to splash areas, ceramic tiled flooring, Upvc double glazed window to front aspect.

Bedroom Two

13' 8" X 10' 4" (4.19m X 3.16m)

Radiator, two Upvc double glazed windows to rear aspect, door to:

En-suite

White suite of fully tiled shower cubicle with shower as fitted, glazed screen, wash hand basin, low level WC, chrome ladder heated towel rail, Upvc double glazed window to rear aspect. Tiling to splash areas, tiled flooring.

Bedroom Three

13' 9" X 12' 6" (4.21m X 3.83m)

Radiator, two Upvc double glazed windows to rear aspect.

Bedroom Four

12' 2" X 8' 6" (3.73m X 2.60m)

Radiator, two Upvc double glazed windows to front aspect.

Family Bathroom

9' 0" X 9' 7" (2.75m X 2.93m)

White four piece bathroom suite of panel bath, separate fully tiled shower cubicle, low level WC, ceramic tiled flooring, ceramic tiling to all walls, chrome ladder heated towel rail, Upvc double glazed window to side aspect.

Outside

Rear Garden

Laid mainly to lawn with several paved patio areas, well stocked and established flower and shrub beds, pizza oven, additional vegetable boxes to the rear, gated side access, outside tap, outside lighting. Fully enclosed by brick walling, railings and panel fencing.

Garage

Double width garage with twin up and over doors, light and power connected, personal door to garden.

Please Note

All mains services connected

Council Tax Band F

EPC Rating B

Annual management charge approx £210 per annum

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.

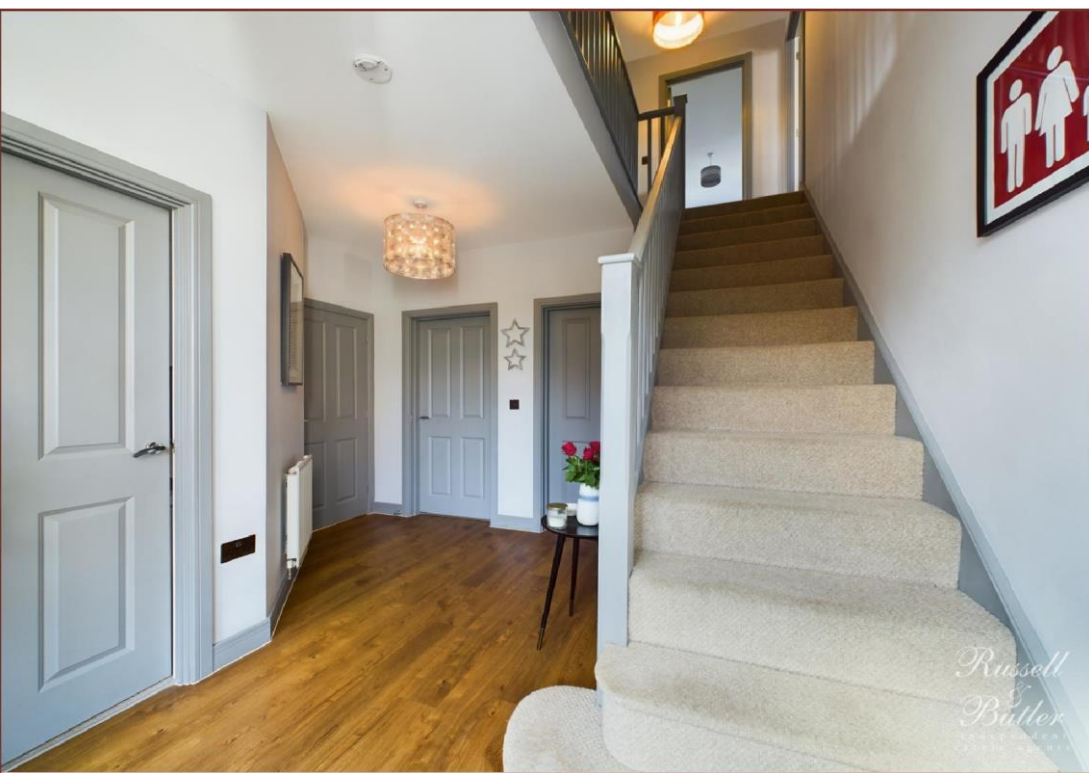
Mortgage Advice

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



Floor 1

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Approximate total area⁽¹⁾
2179.38 ft²
202.47 m²

(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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