

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Hubbard Close , Buckingham , MK18 1YS

Guide Price £435,000.00

A good sized four bedroom detached family home situated on Page Hill, walking distance of the town and local schools. The property benefits from plenty of downstairs space including a conservatory addition, gas to radiator central heating and Upvc double glazing. The accommodation fully comprises: Entrance hall, cloakroom, sitting room with doors leading to the dining room, kitchen, conservatory with access to the garage, first floor landing, four bedrooms and family bathroom. To the outside there are both front and rear gardens, driveway and garage. Page Hill is a popular development with open spaces and easy access to playing fields. Catchment for local schools including the Royal Latin Grammar school. Energy Rating D.



Entrance

Door to:

Entrance Hall

Stairs rising to first floor, understairs storage cupboard, radiator.

Cloakroom

White suite of low level w/c, sink unit with mixer tap, tiles to splash areas, heated towel rail, Upvc double glazed window to front aspect.

Sitting Room

3.85m Max x 3.58m Min x 4.71m Max

Gas fire, radiator, Upvc double glazed window to front aspect, double doors to:

Dining Room

2.95m Max x 2.77m Min x 3.12m Max 2.85m Min

Upvc double glazed French doors to rear aspect, radiator.

Kitchen

3.10m Max x 2.63m Max

Refitted to comprise a range of eye and base level units, one and a quarter sink unit with mixer tap, cupboard under, work tops over, built in dishwasher, space for oven, extractor hood over, built in fridge/freezer, radiator, downlighters, opening through to:

Conservatory

3.47m Max x 1.98m Max

Offering a variety of uses, power and Light connected, radiator, door to rear garden, door to garage.

First Floor Landing

Access to loft space, airing cupboard housing hot water and linen shelf as fitted, Upvc double glazed window to side aspect.

Bedroom One

3.16m Max x 3.05m to front of wardrobe plus door recess.

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

Bedroom Two

3.29m Max x 2.87m Max

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

2.47m Max x 2.38m Max

Upvc double glazed window to rear aspect, radiator.

Bedroom Four

2.02m plus door recess x 2.01m Max

Upvc double glazed window to front aspect, radiator, storage cupboard housing boiler.

Family Bathroom

Refitted to comprise walk in shower, white suite of bath with mixer tap and shower attachment, low level w/c, wash hand basin with mixer tap, cupboard under, full height tiling, downlighters, heated towel rail, Upvc double glazed window to side aspect.

Outside

Front Garden

Laid mainly to lawn with block paved driveway leading to the property entrance, outside light.

Rear Garden

Low maintenance rear garden with patio and steps leading up to paved and gravel area, outside tap, storage shed to side, outside lighting.

Garage

5.23m Max x 2.40m Max

Power and light connected, up and over door. Plumbing for washing machine .

Please Note

All mains services connected.

EPC Rating: TBC

Council Tax Band: E

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.





THE
Wife
Outward
3 18 6

Russell
&
Butler
independent
estate agents





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



expertagent

PrimeLocation.com

