

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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## London Road, Buckingham.

Asking Price £525,000

A 1930's double bay fronted detached house situated in a non-estate location within close proximity of senior schooling including The Royal Latin Grammar. The property was originally four bedrooms but converted to three with a large En-Suite. It could easily be reconfigured back to four whilst still retaining a smaller En-suite and has potential for extension subject to the necessary consents. Further benefits include gas to radiator central heating, UPVC double glazing, parking for three cars (potential to create in out drive), a south west facing rear garden of approximately 60 feet and has NO ONWARD CHAIN. The accommodation comprises: Entrance porch, entrance hall, sitting room, dining room, kitchen with breakfast room, utility room, cloakroom, bedroom one with En-Suite two further bedrooms and family bathroom. Energy rating D.



### **Entrance**

Slatted glazed entrance door to :-

### **Entrance Porch**

Part glazed entrance door to :-

### **Entrance Hall**

Double radiator, stairs rising to first floor.

### **Sitting Room**

*13' 11" X 12' 8" (4.26m X 3.88m)*

Plus bay. Fireplace, two double radiators, Upvc double glazed bay window to front aspect, Upvc French patio doors to rear garden. Picture rail , two wall lights.

### **Dining Room**

*14' 0" X 12' 8" (4.28m X 3.87m)*

Plus bay. Fireplace with tile surround, double radiator, Upvc double glazed bay window to front aspect, picture rail.

### **Conservatory**

*9' 7" X 7' 8" (2.93m X 2.35m)*

Upvc double glazed window with quarry tiled floor. French patio doors to rear garden, radiator.

### **Kitchen/Breakfast Room**

*20' 5" X 10' 4" (6.23m X 3.17m)*

Inset single drainer stainless sink unit mono bloc mixer tap cupboard under, further range of base and eye level units , rolled edge work surfaces, ceramic tiles to splash areas, 4 burner gas hob, split level electric double oven and grill, extractor canopy, plumbing for automatic dishwasher, Upvc double glazed window to rear aspect. Archway dividing breakfast area with double radiator, Upvc double glazed window to side aspect door to conservatory.

### **Utility**

*6' 5" X 4' 9" (1.96m X 1.47m)*

Upvc double glazed window to side aspect, plumbing for automatic washing machine, door to cloakroom.

### **Cloakroom**

*6' 5" X 4' 9" (1.96m X 1.47m)*

White suite of wash hand basin, low flush w/c, ceramic tiles to splash areas, "Potterton" gas fired boiler supplying central heating and domestic hot water. Upvc double glazed window to rear aspect, extractor fan.

### **First Floor Landing**

*17' 1" X 6' 5" (5.21m X 1.96m)*

Double radiator, access to loft space.

### **Bedroom One**

*14' 0" X 12' 8" (4.28m X 3.87m)*

Plus bay, double radiator, Upvc double glazed bay window to front aspect. Range of fitted wardrobes with matching bed side tables and dressing table.

### **En-Suite**

White suite of panelled bath with mixer tap, "Mira" electric shower over, wash hand basin with cupboard under, low flush w/c , radiator, large airing cupboard housing hot water tank and linen shelving as fitted, Upvc double glazed window to rear aspect.

### **Bedroom Two**

*13' 11" X 12' 6" (4.26m X 3.83m)*

Double radiator, Upvc double glazed bay window to front aspect, picture rail.

### **Bedroom Three**

*12' 5" X 10' 4" (3.79m X 3.17m)*

Double radiator, Upvc double glazed window to rear aspect

### **Family Bathroom**

*7' 4" X 4' 5" (2.26m X 1.37m)*

White suite of panelled bath with mixer tap, pedestal wash hand basin , low flush w/c, ceramic tiles to splash areas, Upvc double glazed window to rear aspect, electric heater.

### **Outside**

#### **Front Garden**

Driveway providing parking for three cars, well stocked flower and shrub beds and borders, enclosed by fencing and brick wall except for vehicle access.

#### **Rear Garden**

Gated side access laid to lawn with well stocked flower and shrub beds and borders. Pond, paved patio, gated pedestrian rear access, fully enclosed by timber fencing, shed , greenhouse.

#### **Please Note**

All mains services connected.

EPC Rating: D

Council Tax Band: F

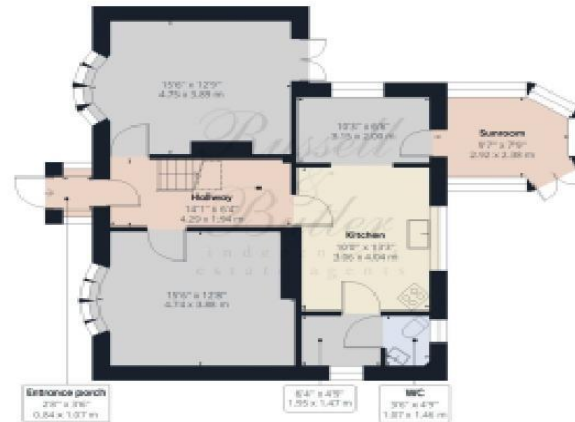
#### **Mortgage Advice**

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.









**Approximate total area<sup>(1)</sup>**

1512.15 ft<sup>2</sup>  
140.48 m<sup>2</sup>

**Reduced headroom**

13.19 ft<sup>2</sup>  
1.23 m<sup>2</sup>



(1) Excluding balconies and terraces

□ Reduced headroom (below 1.5m/4.92ft)

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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