

*Russell & Butler*

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# Willow Drive, Buckingham, MK18 7JH

## Asking Price £500,000.00 Freehold

A well presented four bedroom detached family home that has been extended to provide a spacious sitting/family room with French doors leading out onto the patio and rear garden. This lovely property benefits further from being within walking distance to parks and catchment for Bourton Meadow Academy and both Buckingham Secondary and the Royal Latin Grammar schools. The accommodation in brief comprise: Reception hall, ground floor cloakroom, kitchen with Oak units and granite work surfaces, dining room with bay window, sitting/family room. To the first floor, master bedroom with built in wardrobe and en-suite shower room, three further bedrooms and the family bathroom. There is a block paved driveway to the front providing ample off road parking and an integral single garage with electric roller door, the rear garden is laid to lawn with paved patio. EPC rating B.



### **Entrance**

Oak flooring, radiator, stairs rising to first floor, under stairs storage cupboard.

### **Cloakroom**

White suite of low level wc, wall mounted wash hand basin, tiling to splash areas, radiator, Upvc double glazed window to side aspect, ceramic tiled floor.

### **Sitting Room**

*19' 10" X 11' 5" (6.05m X 3.48m)*

Upvc double glazed French doors to patio and rear garden, Oak flooring, inset downlighters, Upvc double glazed window to side aspect, two radiators.

### **Dining Room**

*17' 0" X 11' 7" (5.19m X 3.55m)*

Upvc double glazed Bay window to front aspect, Oak flooring, three wall light points, coving to ceiling, radiator, part glazed Oak door to sitting room.

### **Kitchen**

*13' 10" X 8' 3" (4.22m X 2.52m)*

Fitted to comprise one and a quarter sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, granite work surfaces, granite upstands, built in 'Neff' electric oven and grill, induction hob, extractor over, space for fridge/freezer, built in 'Neff' dishwasher, integrated washing machine, built in 'Neff' microwave, Upvc double glazed window to rear aspect, Upvc double glazed door to rear garden, radiator, ceramic tiled floor, inset downlighters.

### **First Floor Landing**

Large storage cupboard with shelving, access to loft space.

### **Bedroom One**

*12' 2" X 11' 10" (3.73m X 3.63m)*

Upvc double glazed window to front aspect, radiators, built in wardrobes, door to:

### **En-Suite**

White suite of fitted shower cubicle with shower as fitted, low level wc, wash hand basin housed in vanity unit with storage under, inset downlighters, radiator, Upvc double glazed window to front aspect, ceramic tiled floor, full height ceramic tiling to walls.

### **Bedroom Two**

*10' 9" X 10' 6" (3.30m X 3.22m)*

Upvc double glazed window to front aspect, radiator, fitted wardrobes.

### **Bedroom Three**

*8' 7" X 8' 6" (2.63m X 2.61m)*

Built in storage cupboard, Upvc double glazed window to rear aspect, radiator.

### **Bedroom Four**

*9' 5" X 7' 0" (2.89m X 2.15m)*

Upvc double glazed window to rear and side aspect, Radiator, built in wardrobe.

### **Family Bathroom**

White suite of 'P' shaped jacuzzi bath, separate shower over, glazed screen, pedestal wash hand basin, low level wc, fully height ceramic tiling to walls, ceramic tiled floor, Upvc double glazed window to rear aspect, radiator.

### **Rear Garden**

Laid mainly to lawn with large paved patio, raised flower beds, fully enclosed by panel fencing, outside tap, outside lighting, gated side access, timber shed.

### **Garage**

*17' 2" X 7' 11" (5.24m X 2.43m)*

Electric up and over door, radiator, inset single drainer stainless steel sink unit with mono bloc mixer tap, Upvc double glazed door to side.

### **Please Note**

All mains services connected but heating is all electric via air source heat pump.

Solar panels owned not rented.

EPC Rating: B

Council Tax Band: E

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.





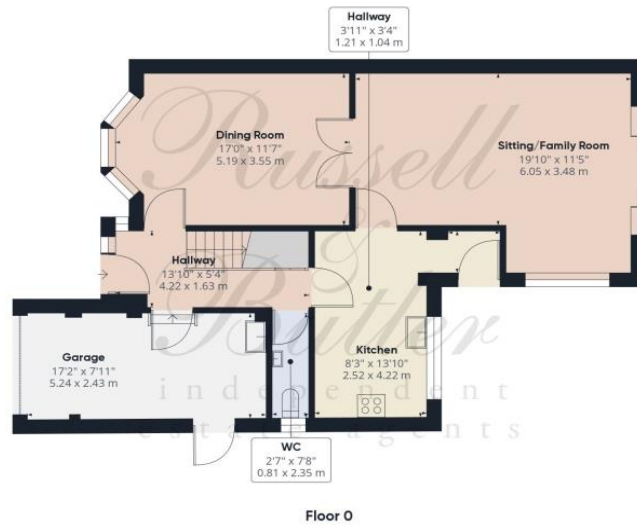




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Floor 0



Floor 1

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Approximate total area<sup>m</sup>  
1346.66 ft<sup>2</sup>  
125.11 m<sup>2</sup>

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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