

*Russell & Butler*

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1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



## Bushey Close, Buckingham, MK18 7BD Asking Price £450,000.00 Freehold

A fully renovated three bedroom detached family home within catchment and walking distance to Buckingham town center and local parks. This lovely family home benefits further from being within walking distance and catchment for Bourton Meadow Academy and both the Royal Latin Grammar and Buckingham Secondary schools. The accommodation comprises: Entrance porch, spacious light bright sitting room, playroom/office, utility/cloakroom, wonderful re-fitted kitchen/dining family room with integrated appliances, breakfast bar and bi fold doors leading out to the rear garden. On the first floor, landing with large storage cupboard, bedroom one with a range of fitted wardrobes, bedroom two with built in wardrobes and third bedroom, the family bathroom has been re-fitted with a contemporary white suite and includes twin wash hand basins. Outside the rear garden has been landscaped to include a large patio area and block paved driveway to the front. EPC C.



### **Entrance**

Replacement composite door to entrance porch.

### **Entrance Porch**

*4' 5" X 4' 9" (1.37m X 1.45m)*

Radiator, coving to ceiling, Sandstone tiled flooring, cloaks hanging space, part glazed door to sitting room.

### **Cloakroom/Utility**

*5' 1" X 7' 4" (1.55m X 2.26m)*

A cloak/utility room with space and plumbing for washing machine and tumble dryer, with worktops over, storage cupboards under, complimentary Metro tiling to walls, extractor fan, ladder heated towel rail, low level WC, wash hand basin, ceramic tiled flooring, coving to ceiling, inset downlighters.

### **Sitting Room**

*23' 9" X 11' 5" (7.24m X 3.48m)*

Upvc double glazed window to front aspect, two radiators, coving to ceiling, picture rail, part glazed door to kitchen/dining/family room. Engineered oak flooring, large under stairs storage cupboard, stairs rising to first floor.

### **Play Room/ Office**

*11' 6" X 7' 6" (3.52m X 2.31m)*

Upvc double glazed window to front aspect, radiator, coving to ceiling, Upvc double glazed door to side aspect, engineered Oak flooring.

### **Kitchen/Dining/Family room**

*19' 2" X 18' 11" (5.85m X 5.78m)*

A fabulous Kitchen/Dining/ Family room fitted to a high specification to comprise inset Belfast sink with Monobloc mixer taps and cupboard under. A full range of wall, base and drawer units, work tops over, built in waste and recycling bins, integrated dishwasher, integrated family size fridge and integrated under counter freezer. Belling induction range cooker, large central island with breakfast bar, Sandstone flooring, inset downlighters, three Velux windows, Upvc double glazed window to rear aspect. Complimentary ceramic tiling to splash areas, tri-fold doors to patio and rear garden, two radiators.

### **First Floor Landing**

Access to loft space with ladder, housing gas fired combi boiler. Inset downlighters, coving to ceiling, large storage cupboard.

### **Bedroom One**

*11' 5" X 9' 1" (3.49m X 2.78m)*

Upvc double glazed window to front aspect, radiator, coving to ceiling, benefitting from a range of built in wardrobes with hanging rail and shelves as fitted. Two suspended bedside lights.

### **Bedroom Two**

*8' 3" X 9' 11" (2.54m X 3.04m)*

Measurement to front of wardrobes. Upvc double glazed window to front aspect, radiator, coving to ceiling, two built in wardrobes with hanging rails and shelves as fitted.

### **Bedroom Three**

*8' 1" X 9' 0" (2.48m X 2.76m)*

Upvc double glazed window to rear aspect, radiator, coving to ceiling.

### **Family Bathroom**

*7' 0" X 7' 0" (2.15m X 2.15m)*

Re-fitted white suite to a high specification to comprise panel bath with separate shower over and glazed screen. Low level WC, ladder towel rail, twin wash hand basins with waterfall taps, built in storage cupboards under, inset downlighters and extractor fan, Upvc double glazed window to rear aspect, contemporary style ceramic tiling to walls.

### **Front Aspect**

Block paved driveway providing off road parking for several vehicles, outside lighting, gated pedestrian access to rear garden.

### **Rear Garden**

A landscaped rear garden with large paved patio leading to lawn area, raised flower bed, pathway leading to an additional patio, timber storage shed, outside tap, outside lighting, fully enclosed with panel fencing.

### **Please Note**

All main services are connected.  
Council tax band C  
EPC rating C

Since purchasing the property the current vendors have had extensive works and improvements carried out to a high specification that include, a single storey extension, upgraded electrics, new central heating system, replacement UPVC double glazing throughout, replacement UPVC fascias, guttering and downpipes, landscaped both front and rear gardens, re-fitted kitchen, cloakroom and bathroom, new decor and flooring

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 would 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 Clare on 01280 815999 or 07772 159555.







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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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