

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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



*Russell & Butler*  
independent  
estate agents

# Akister Close, Buckingham, MK18 7HT

## Asking Price £399,995.

Situated in a cul de sac location, this three bedroom detached house is offered with gas to radiator central heating, double glazed windows, a separate dining room, integral garage and an attractive south west facing rear garden which is not overlooked. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen, three good sized bedrooms, bathroom, garage and gardens to front and rear. NO ONWARD CHAIN. Energy rating D.



### **Entrance**

Part glazed solid wood entrance door to:

### **Entrance Hall**

Stairs to first floor, double radiator, under stairs storage cupboard.

### **Cloakroom**

Suite comprising of wash hand basin, low flush WC, radiator, Upvc double glazed window to front aspect.

### **Sitting Room**

*14' 4" X 13' 5" (4.39m X 4.09m)*

Maximum. 3.83 minimum. Two radiators, Upvc double glazed window to rear aspect, Upvc double glazed French patio doors to rear garden. Archway to:-

### **Dining Room**

*9' 4" X 7' 7" (2.87m X 2.32m)*

Radiator, Upvc double glazed window to side aspect, door to garage, open through to kitchen.

### **Kitchen**

*8' 9" X 7' 10" (2.67m X 2.41m)*

Inset single drainer sink unit with Mono bloc mixer tap and cupboard under. A full range of base and eye level units, straight edged work surfaces, space for cooker, vaulted ceiling, radiator, Upvc double glazed window to rear aspect. Glazed wooden door to garden.

### **First Floor Landing**

Access to loft space, Upvc double glazed window to front aspect, airing cupboard housing hot water tank and immersion heater, linen storage as fitted.

### **Bedroom One**

*10' 9" X 10' 0" (3.28m X 3.07m)*

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

### **Bedroom Two**

*11' 7" X 8' 6" (3.55m X 2.61m)*

Radiator, Upvc double glazed window to rear aspect.

### **Bedroom Three**

*9' 11" X 8' 1" (3.04m X 2.47m)*

Built in wardrobe, radiator, Upvc double glazed window to front aspect.

### **Family Bathroom**

*8' 9" X 5' 2" (2.68m X 1.59m)* Suite of panelled bath with mixer taps and shower attachment, wash hand basin, low flush WC, ceramic tiling to splash areas, radiator, Upvc double glazed window to front aspect.

### **Front Garden**

Laid to shingle, tarmac drive to garage, gated side access to rear garden.

### **Rear Garden**

Laid to lawn with flower and shrub borders, paved patio, fully enclosed by timber fencing. South west facing and not overlooked to the rear.

### **Garage**

*16' 6" X 8' 5" (5.03m X 2.59m)*

Integral garage with up and over door, power and light, "Glow-worm" gas fired boiler serving central heating and domestic hot water. Plumbing for automatic washing machine.

### **Please Note**

All mains services connected

EPC rating D

Council Tax Band D

Broadband: BT Superfast available

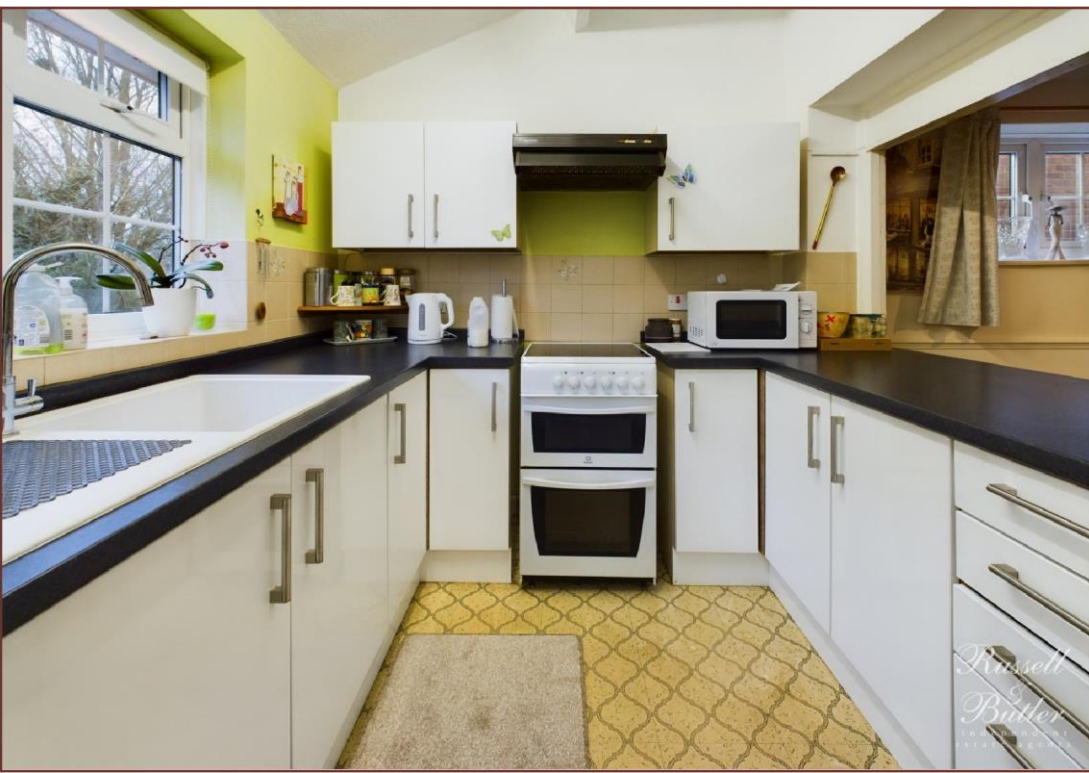
Mobile coverage: EE, Three, O2, Vodafone

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

### **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.





Russell  
& Butter  
independent  
estate agents



Floor 0



Floor 1

Approximate total area<sup>#</sup>  
1016.03 ft<sup>2</sup>  
94.39 m<sup>2</sup>

Reduced headroom  
2.23 ft<sup>2</sup>  
0.21 m<sup>2</sup>

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.

GIBAFFE360

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](http://www.russellandbutler.com)

