

*Russell & Butler*

independent estate agents

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**Moreton Road, Buckingham, MK18 1JZ**

**Asking Price £550,000.00 Freehold**

A rare opportunity to purchase a nearly new individual detached house situated within close walking distance of Buckingham's town centre. The property has been finished to a high standard and has a fabulous kitchen/dining room with integrated appliances, 'A' rated under floor heating to the ground floor with radiators to first floor, a large reception hall with study area, an En-suite to bedroom one and a balcony to bedroom two. There is an enclosed garden to the rear and off road parking. The accommodation comprises: Reception hall/study, cloakroom, sitting room, kitchen/dining room, utility room, first floor landing, bedroom one with En-suite shower room, bedroom two with balcony, two further bedrooms, family bathroom, off road parking and rear garden. Energy rating B.



### **Entrance**

Composite entrance door to:

### **Reception Hall/Study** 17' 3" X 7' 8" (5.26m X 2.34m)

Ceramic tiled flooring with under floor heating, stairs rising to first floor, inset LED downlighters, double glazed Velux window.

### **Cloakroom**

White suite of wash hand basin with cupboard under, low flush W/C, ceramic tiled floor with under floor heating, inset LED downlighters, extractor fan, Upvc double glazed window to side aspect.

### **Sitting Room** 19' 2" X 7' 8" (5.86m X 2.34m)

Ceramic tiled floor with under floor heating, inset LED downlighters, 2 UPVC double glazed windows to the front aspect, UPVC double glazed window to side aspect.

### **Kitchen/Diner** 23' 7" X 15' 9" (7.20m X 4.81m)

A fabulous fitted kitchen comprising inset single drainer stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of wall, base units, straight edge work surfaces, five ring ceramic hob with extractor canopy over, integrated dishwasher, split level electric oven, integrated microwave, integrated fridge/freezer, ceramic tiled flooring with under floor heating, UPVC double glazed window to side aspect, inset LED down lighters, UPVC double glazed French patio doors to rear garden.

### **Utility** 5' 11" X 7' 0" (1.81m X 2.15m)

Inset single drainer stainless steel sink unit with mono bloc mixer taps, cupboard under, further eye level units and work surfaces, 'Elektra' electric combi boiler serving central heating and domestic hot water, '1st A rated electric boiler in Europe'. Ceramic tiled floor with under floor heating, space and plumbing for automatic washing machine, inset LED downlighters, Upvc double glazed door to side.

### **First Floor Landing**

Radiator, double glazed Velux window, inset LED downlighters, access to loft space.

### **Bedroom One** 9' 10" X 9' 9" (3.02m X 2.99m)

Radiator, UPVC double glazed picture window to rear aspect.

### **En-Suite** 5' 9" X 4' 9" (1.77m X 1.47m)

White suite of double width shower cubicle, wash hand basin with cupboard under, low flush W/C, full ceramic tiling to all walls, ladder/towel rail, inset LED downlighters, extractor fan. UPVC double glazed window to side aspect.

### **Bedroom Two** 11' 10" X 8' 9" (3.61m X 2.68m)

Inset LED downlighters, UPVC double glazed French door and window to mezzanine balcony.

### **Covered Balcony** 8' 0" X 3' 10" (2.45m X 1.18m)

With light and glazed.

### **Bedroom Three** 9' 11" X 9' 11" (3.04m X 3.03m)

Radiator, LED downlighters, access to loft space, UPVC double glazed picture window to front aspect.

### **Family Bathroom**

White suite of Jacuzzi bath with mixer tap and shower attachment, further shower over, glazed screen, wash hand basin with drawers under, low flush W/C, extractor fan, inset LED downlighters, ladder/towel rail, demisting mirror, UPVC double glazed window to side aspect.

### **Front Aspect**

Hard landscaped to provide off road parking, paving and block paving with flower border to side, fencing to two sides, gated side access to either side leading to rear garden.

### **Rear Garden**

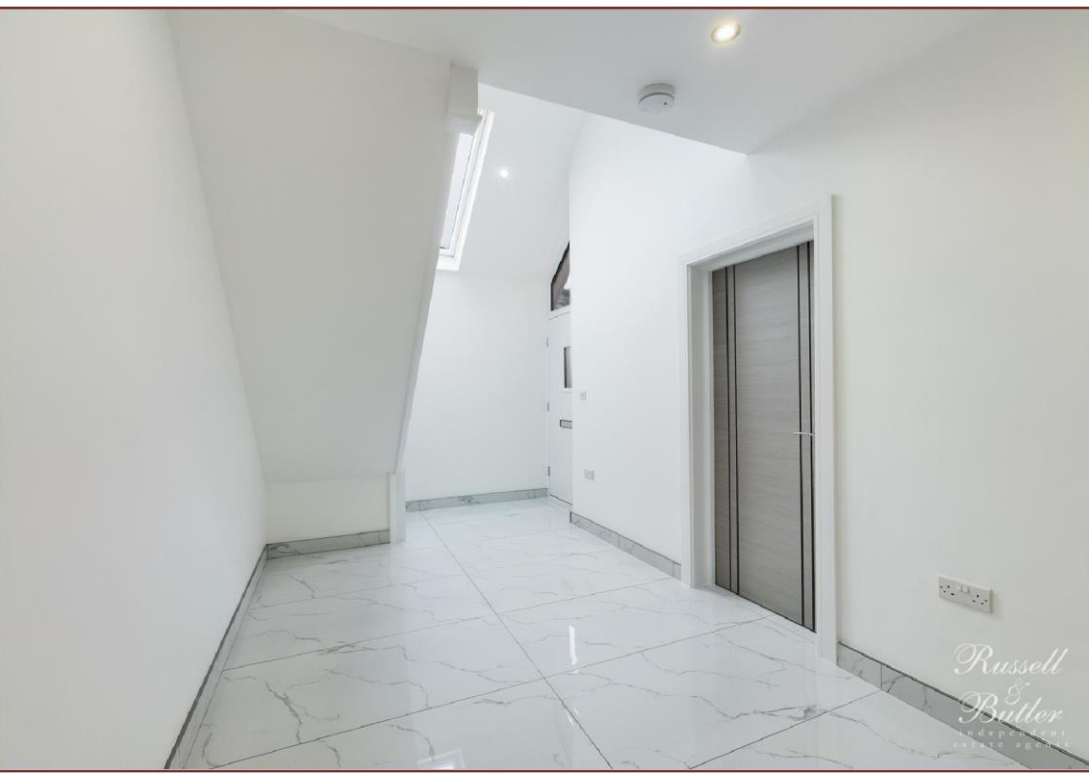
Laid to lawn with paved patio, sleeper walled flower bed, fully enclosed by timber fencing.

### **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.





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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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