

*Russell & Butler*

independent estate agents

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# Burleigh Piece, Buckingham, Buckinghamshire, MK18 7BT

**Asking Price £414,995.00 Freehold**

An extended 4 bedroom semi detached family home positioned overlooking a large open green on the popular Linden Village development. The property is well presented and is within very close walking distance to Bourton Meadow Academy, Bourton Park and Buckingham town centre and all its amenities. The accommodation comprises: Entrance hall, sitting room, open plan re-fitted kitchen/dining, ground floor bedroom four, ground floor shower room and home office/playroom. On the first floor the landing leads to bedroom one with a range of built in wardrobes, second double bedroom with built in wardrobes and third single bedroom and the re-fitted shower room. There is a block paved driveway to the front providing off road parking for several vehicles and enclosed gardens to the rear laid mainly to lawn with decked patio area. The property benefits further from UPVC double glazing, gas to radiator central heating. EPC rating D.



### **Entrance**

UPVC double glazed door to:

### **Entrance Hall**

Wood laminate flooring, Velux window, inset down lighters.

### **Sitting Room**

*15' 11" X 11' 3" (4.86m X 3.45m)*

With UPVC box bay window to front aspect overlooking a pleasant green, coving to ceiling, radiator, wooden flooring.

### **Kitchen/Diner**

#### **Kitchen**

*15' 11" X 12' 11" (4.86m X 3.96m)*

Re-fitted to comprise high gloss units with inset single drainer sink unit with mixer taps, cupboard under, a further range of wall, drawer and base units with work tops over, breakfast bar, tiled splash backs, ceramic tiled flooring, radiator, space for fridge/freezer, built in four ring gas hob with filter hood over, built in electric oven and grill, integrated dishwasher, large storage cupboard with space and plumbing for washing machine, space for condenser tumble dryer, meter cupboard, stairs rising to first floor, open through to:

#### **Dining Room**

*15' 3" X 7' 4" (4.67m X 2.24m)*

With Upvc double glazed French doors leading to the rear garden, ceramic tiled flooring, radiator, three wall light points.

#### **Office/Playroom**

*9' 1" X 7' 3" (2.78m X 2.22m)*

Upvc double glazed window to front aspect, radiator, wood laminate flooring, inset down lighters.

#### **Ground Floor Bedroom Four**

*11' 3" X 8' 0" (3.45m X 2.46m)*

Upvc double glazed window to rear aspect, inset down lighters, radiator.

#### **Ground Floor Shower Room**

White suite of double width fully tiled shower cubicle with shower as fitted, glazed screen, pedestal wash hand basin, low flush W/C, complimentary ceramic tiling to walls, extractor fan, inset down lighters, chrome ladder heater/towel rail.

#### **First Floor Landing**

Access to loft space housing gas fired boiler serving both domestic hot water and radiator central heating.

#### **Bedroom One**

*12' 9" X 9' 1" (3.91m X 2.78m)*

Upvc double glazed window to front aspect, radiator, a range of built in wardrobes with hanging rails and shelving as fitted.

#### **Bedroom Two**

*8' 11" X 8' 3" (2.74m X 2.54m)*

Built in double width wardrobes with sliding doors, radiator, Upvc double glazed window to rear aspect.

#### **Bedroom Three**

*8' 11" X 6' 9" (2.72m X 2.06m)*

Radiator, Upvc double glazed window to front aspect.

#### **Shower Room**

*6' 9" X 5' 6" (2.07m X 1.70m)*

Re-fitted with white suite of fully tiled shower with glazed screen, wash hand basin set in vanity unit with storage to side and under, complimentary ceramic tiling to all walls, chrome ladder/towel rail, Upvc double glazed window to rear aspect, low level W/C with concealed cistern, inset down lighter, ceramic tiled flooring.

#### **Outside**

Open plan front garden, laid mainly to lawn with flower and shrub planting, block paved driveway for several vehicle's.

#### **Rear Garden**

Fully enclosed rear garden with decked patio area, steps leading to lawn with flower and shrub beds and borders, further decked area, timber shed, outside lighting.

#### **Please Note**

All mains services are connected.

EPC rating D

Council tax band C

Standard/super fast and ultra fast broad band are available.

O2, Vodaphone, EE and Three mobile coverage.

Flood risk; low.

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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Floor 0



Floor 1

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

1129.95 ft<sup>2</sup>  
104.98 m<sup>2</sup>

**Reduced headroom**

11.17 ft<sup>2</sup>  
1.04 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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