

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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



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**Badgers Way, Buckingham, MK18 7EG**  
**Asking Price £399,995.00 Freehold**

An extended three bedroom detached property located on the popular badgers Development and being within walking distance to Bourton Meadow Academy and both Buckingham secondary and the Royal Latin Grammar Schools. The property is available with no upper chain and benefits further from UPVC double glazing and gas to radiator central heating. The accommodation comprises: Entrance porch, reception hallway, dual aspect lounge/diner, conservatory, kitchen, utility room and ground floor shower room. on the first floor, landing, two double bedrooms both with built in wardrobes, third single/box room and the family bathroom with white suite. Block paved driveway to the front providing off road parking for several vehicles and leading to the property entrance and single garage, enclosed gardens to the rear. EPC rating C. No upper chain.



### **Entrance**

Upvc double glazed entrance door to entrance porch.

### **Entrance Porch**

Cloaks hanging space, door to entrance hall.

### **Entrance Hall**

Stairs rising to first floor, under stairs storage cupboard.

### **Lounge/Diner**

*24' 5" X 11' 3" (7.45m X 3.44m)*

Dual aspect lounge/diner with Upvc double glazed window to front aspect, two radiators, Upvc double glazed sliding doors to conservatory.

### **Conservatory**

*10' 9" X 8' 2" (3.29m X 2.49m)*

Upvc double glazed with brick base, wall mounted heater, ceramic tiled flooring, Upvc double glazed French doors to rear garden.

### **Kitchen**

*10' 6" X 8' 1" (3.21m X 2.48m)*

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units with work tops over, space for fridge-freezer, built in four ring electric hob, built in electric oven, ceramic tiling to splash areas, large storage cupboard, Upvc double glazed window to rear garden, radiator, space and plumbing for dish washer, open though to:

### **Utility Room**

*7' 5" X 5' 2" (2.28m X 1.58m)*

Upvc double glazed window to rear garden, wall mounted gas fired boiler supplying both domestic hot water and radiator central heating, inset single drainer sink unit, space and plumbing for washing machine, space for tumble dryer, Upvc double glazed door to side aspect.

### **Ground Floor Shower Room**

White suite of fully tiled corner shower cubicle with shower as fitted, pedestal wash hand basin, low level wc, ceramic tiling to splash areas, extractor fan, radiator, storage cupboard, tiled flooring.

### **First Floor Landing**

Airing cupboard housing hot water tank, access to loft space, Upvc double glazed window to side aspect.

### **Bedroom One**

*11' 5" X 10' 8" (3.49m X 3.27m)*

Upvc double glazed window to front aspect, radiator, built in double width wardrobes.

### **Bedroom Two**

*9' 10" X 9' 2" (3.02m X 2.81m)*

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

### **Bedroom Three**

*7' 7" X 6' 8" (2.33m X 2.05m)*

Upvc double glazed window to front aspect, radiator.

### **Family Bathroom**

*5' 6" X 8' 1" (1.68m X 2.47m)*

White suite of panel bath with power shower, low level wc, pedestal wash hand basin, tiling to walls, radiator, Upvc double glazed window to rear aspect.

### **Front Garden**

Block paved driveway for several vehicles, gated side access to rear garden.

### **Rear Garden**

Fully enclosed rear garden, which is designed for ease of maintenance, large, paved patio, flower and shrub beds and borders.

### **Garage**

*14' 6" X 8' 5" (4.43m X 2.58m)*

Up and over door, light and power connected.

### **Please Note**

All mains' services connected.

EPC Rating: C

Council Tax Band: D

Flood risk form river, very low.

Standard/superfast and ultrafast broadband available.

EE/Three/O2 and Vodaphone coverage.

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 Jarvis 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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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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