

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Moreton Road, Buckingham, MK18 1PW

Asking Price £850,000.00

A fabulous five bedroom extended detached family home, situated in this sought after location not far from Buckingham's town centre. The property has been extensively improved by the current owner to a very high standard including a newly fitted kitchen/breakfast room with vaulted ceiling, four bath/shower rooms, three reception rooms, parking for several cars and a good sized rear garden. Further benefits include gas to radiator central heating and UPVC double glazing. The property is available with NO ONWARD CHAIN. The accommodation comprises: On the ground floor: Entrance hall, cloakroom, sitting room, family room/study, dining room open through to the kitchen/breakfast room and utility room. On the first floor: Master bedroom with en-suite bath/shower room, guest bedroom also with an en-suite shower room, a further good sized bedroom and family bath/shower room. On the second floor: Two further good sized bedrooms and a shower room. Outside there is a gravel driveway offering plenty of off road parking and a good sized rear garden. Energy rating C. NO UPPER CHAIN.



Entrance

Solid wood stained glass double glazed entrance door to:

Entrance Hall

Stairs rising to the first floor.

Cloakroom

White suite of wash hand basin with cupboard under, low flush wc, ladder towel double radiator, extractor fan.

Sitting Room

13' 6" X 8' 9" (4.13m X 2.67m)

Open fireplace, double radiator, Upvc double glazed Bay window to front aspect.

Family Room/Study

16' 8" X 8' 9" (5.10m X 2.68m)

Double radiator, Upvc double glazed window to front aspect.

Dining Room

12' 11" X 11' 11" (3.95m X 3.65m)

Double radiator, open through to kitchen/breakfast room.

Kitchen/Breakfast Room

20' 6" X 9' 9" (6.27m X 2.98m)

Fabulous refitted kitchen/breakfast room, comprises inset one and a quarter bowl stainless steel sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, Granite work surfaces with Granite splash backs, four ring induction hob with concealed extractor fan over, split level electric double oven and grill, integrated dishwasher, Vaulted ceiling with Velux windows, double radiator, Upvc double glazed window to rear aspect, Upvc double glazed French patio doors to rear garden, inset downlighting, built in storage cupboards, plus larder cupboard, space for American style fridge freezer, arch to Utility room.

Utility Area

8' 10" X 5' 10" (2.70m X 1.80m)

Refitted to comprise inset stainless steel sink unit, mono bloc mixer tap, cupboard under. Further range of base and eyelevel units, Granite work surfaces and splash backs, plumbing for automatic washing machine, cupboard housing "Baxi" gas fired boiler supplying central heating and domestic hot water, Upvc double glazed door to rear garden.

First Floor Landing

Stairs to second floor, airing cupboard housing hot water tank, linen shelving as fitted

Master Bedroom

14' 9" X 12' 0" (4.52m X 3.68m)

Double radiator, Upvc double glazed Bay window to front aspect.

En-Suite

White suite of walk in shower cubicle, floor standing bath with mixer tap, wash hand basin with cupboards and drawer under, low flush wc, LED downlighting, ladder towel rail, Upvc double glazed window to front aspect.

Guest Bedroom

12' 2" X 8' 10" (3.73m X 2.70m)

Double radiator, Upvc double glazed window to rear aspect.

En-Suite

White suite of shower cubicle, wash hand basin with drawers under, low flush wc.

Bedroom Four

12' 5" X 9' 5" (3.80m X 2.89m)

Measurement to front of wardrobe.

Double radiator, a range of built in wardrobes, Upvc double glazed window to rear aspect.

Family Bathroom

8' 7" X 6' 3" (2.62m X 1.91m)

White suite of floor standing bath with mixer tap, shower cubicle, wash hand basin with drawers under, low flush wc, Upvc double glazed window to rear aspect.

Second Floor Landing

Velux window to front aspect, wood laminate floor.

Bedroom Three

14' 0" X 12' 9" (4.29m X 3.91m Max)

N.B. Some restricted head room.

Double radiator, wood laminate floor, vaulted ceiling, LED downlighting, two Velux windows to rear aspect, Velux window to front aspect, eaves storage cupboards.

Bedroom Five

9' 5" X 15' 4" (2.89m X 4.68m Max into eaves)

N.B. Some restricted head room.

Double radiator, two Velux windows to rear aspect, Velux window to front aspect, wood laminate floor.

Shower Room

White suite of shower cubicle, wash hand basin, cupboard under, low flush wc, ladder towel radiator, Velux window to rear aspect, extractor fan.

Front Garden

Access via a five bar gate, the front is mainly stone shingle providing parking for several cars, electric power point, flower and shrub borders, copper beech hedge to front, fence to either side, gated side access to either side leading to the rear garden.

Rear Garden

Laid to lawn with flower and shrub beds and borders, large paved patio, good sized shed, electric power point, hot and cold outside taps, fully enclosed by timber fencing, outside lighting, summer house.

Please Note

All mains services connected.

EPC Rating: C.

Council Tax Band: F.

Super fast broadband available.

Available mobile EE, three, O2 and Vodaphone. Voice and Data indoor and outdoor.

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 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.





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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2080.5 ft²
193.28 m²

Reduced headroom

175.34 ft²
16.29 m²

(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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