

*Russell & Butler*

independent estate agents

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**Fishers Field, Buckingham, MK18 1SF Asking Price £399,995.00**

An attractive four bedroom property situated at the end of a cul de sac with lovely views over the River Great Ouse. The property has been improved by the current owners and benefits from gas to radiator central heating, replacement double glazing, re-fitted kitchen/diner, re-fitted bathroom, garage and garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen/dining room, bedroom one with En-suite shower room, three further bedrooms, family bathroom, garage and gardens. Energy rating C.



### **Entrance**

Composite double glazed entrance door to:-

### **Entrance Hall**

Wood laminate flooring, radiator, stairs to first floor, two Upvc double glazed windows to side aspects, central heating thermostat.

### **Cloakroom**

Suite of white low flush WC, ceramic tiles to splash areas, radiator, plumbing for automatic washing machine, Upvc double glazed window to rear aspect, wood laminate flooring.

### **Sitting Room 17' 9" X 10' 11" (5.43m X 3.35m)**

Radiator, wood laminate flooring, Upvc double glazed window to front aspect, double glazed sliding patio doors to rear garden.

### **Kitchen/Dining 17' 9" X 9' 11" (5.43m X 3.04m)**

Re-fitted to comprise inset single drainer stainless steel sink unit with Mono bloc mixer tap, cupboard under. Full range of base and eye level units and shelving units; straight edged work surfaces. Five burner gas hob, extractor canopy over, split level electric double oven and grill, plumbing for dishwasher. Ceramic tiled floor, radiator, cupboard housing "Ideal Logic" gas fired boiler serving central heating and domestic hot water, radiator, Upvc double glazed windows to front and rear aspects, double glazed composite stable door to rear garden.

### **First Floor Landing**

Access to loft space with boarding.

### **Bedroom One 11' 3" X 9' 11" (3.43m X 3.04m)**

to front of wardrobes.

Wood laminate flooring, Upvc double glazed window to front aspect, fitted wardrobes.

### **En-suite 5' 10" X 5' 1" (1.78m X 1.56m)**

White suite of fully tiled shower cubicle, wash hand basin with cupboard under, low flush WC, radiator, ceramic tiles to splash area, shaver point, Upvc double glazed window to front aspect.

### **Bedroom Two 11' 1" X 9' 11" (3.39m X 3.03m)**

Radiator, Upvc double glazed window to front aspect, wood laminate flooring, airing cupboard housing hot water tank and linen shelf as fitted.

### **Bedroom Three 10' 0" X 7' 8" (3.05m X 2.34m)**

Radiator, wood laminate flooring, Upvc double glazed window to rear aspect over looking the river.

### **Bedroom Four 8' 1" X 7' 7" (2.48m X 2.33m)**

Radiator, wood laminate flooring, Upvc double glazed window to rear aspect overlooking river.

### **Family Bathroom 8' 1" X 4' 8" (2.48m X 1.43m)**

Re-fitted white suite comprising panelled bath with shower over, glazed screen, pedestal wash hand basin, low flush WC, ceramic tiling to splash areas. Built in storage cupboard, ladder towel radiator, shaver point, extractor fan, Upvc double glazed window to rear aspect.

### **Front Garden**

Open plan, laid to shingle, inset with shrubs, drive to garage providing parking for three cars.

### **Rear Garden**

Laid to lawn, paved patio with pergola, vegetable plot, further shingle patio. Outside light, outside tap, fully enclosed by timber fencing.

### **Garage**

Up and over door, power and light, eaves storage space, door to rear garden.

### **Please Note**

All mains services connected  
Council Tax Band E  
EPC Rating C

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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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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