

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Gilbert Scott Road, Buckingham, MK18 1PS

Offers in excess of £550,000.00 Freehold

An extended four bedroom detached house situated in a quiet cul de sac backing onto countryside. The property has many benefits including double/triple glazing, a re-fitted kitchen, four reception rooms, very good-sized gardens, extensive parking and a large double width garage with storage room over. The accommodation comprises: Entrance porch, entrance hall, cloakroom, sitting room, dining room, family room, breakfast room, kitchen, four bedrooms, bathroom, large gardens, and double garage with plenty of parking ideal for the car enthusiast. Energy rating C.



Entrance

Upvc double glazed door to entrance porch.

Entrance Porch

Extra wide Upvc double glazed window to front aspect, ceramic tiled flooring, Upvc double glazed door to:

Utility/Cloakroom

5' 9" X 4' 0" (1.76m X 1.24m)

Refitted white suite of low level w/c, pedestal wash hand basin, cupboard under, ceramic tiled flooring, full and half height tiling to walls, space and plumbing for washing machine, chrome ladder towel rail, Upvc double glazed window to rear aspect.

Lounge

15' 11" X 12' 1" (4.87m X 3.69m)

Double panel radiator, coving to ceiling, Upvc triple glazed window to front aspect, open through to:

Family Room

15' 3" X 8' 1" (4.67m X 2.48m)

Double panel radiator, coving to ceiling, Upvc triple glazed window to front aspect.

Dining Room

12' 0" X 8' 11" (3.68m X 2.72m)

Coving to ceiling, radiator, large under stairs storage cupboard, Upvc double glazed window to rear aspect overlooking the rear garden. Open through to Breakfast Room.

Breakfast Room

10' 7" X 8' 11" (3.23m X 2.74m)

Double radiator, inset downlighters, built in sideboard, two Upvc double glazed windows to rear aspect, Upvc double glazed French doors to patio and rear garden, Velux windows. Open through to Kitchen.

Kitchen

11' 5" X 8' 8" (3.49m X 2.65m)

Refitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, breakfast bar, further range of base and drawer units, integrated dishwasher, built in hob with electric oven under, extractor fan over, basket storage units, work tops over, coving to ceiling, contemporary style radiator, television point, Upvc double glazed window to side aspect. Open through to:

First Floor Landing

Airing cupboard housing new hot water tank with linen shelving as fitted, also housing new "Baxi" gas fired boiler serving central heating and domestic hot water. Access to loft space, Upvc double glazed window to side aspect.

Bedroom One

12' 1" X 9' 10" (3.69m X 3.00m)

Upvc double glazed window to front aspect, radiator, coving to ceiling.

Bedroom Two

12' 0" X 9' 0" (3.68m X 2.76m)

Upvc double glazed window to rear aspect, radiator, coving to ceiling.

Bedroom Three

9' 4" X 8' 8" (2.85m X 2.66m)

Upvc double glazed window to front aspect, radiator, coving to ceiling.

Bedroom Four

8' 11" X 8' 8" (2.72m X 2.66m)

Upvc double glazed window to rear aspect, radiator, coving to ceiling.

Family Bathroom

9' 1" X 5' 9" (2.78m X 1.76m)

White suite of corner bath with separate shower over, glazed screen, low level w/c, wash hand basin housed in a vanity unit with lighting unit above, chrome ladder towel rail, coving to ceiling, inset downlighters, full height ceramic tiling to walls, Upvc double glazed window to front aspect.

Front Garden

Open plan laid mainly to lawn, cherry blossom trees, gravel and blocked paved driveway for several cars, double wooden gates leading to parking/garage and rear garden.

Double Width Garage

20' 0" X 17' 7" (6.10m X 5.36m)

Detached double width garage with electric up and over door, two windows to side and rear aspects, light and power connected, stairs rising to fully boarded storage space.

Rear Garden

A particularly attractive feature of the property is the good sized rear gardens backing onto open fields. Gated side access, paved patio, picket fence and gate leading to lawn, established hedging and planting, steel storage shed, small stream, fully enclosed by picket fencing and brick wall.

Please Note

All mains services connected.

Council Tax Band D

EPC Rating: C

Flood Risk: Low Risk.

Broadband Availability: Standard, Superfast and Ultrafast Available.

Mobile Phone Availability: EE, O2, Vodaphone and Three. Voice and Data indoors and outdoors. Enhanced data outdoors.

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 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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