

Russell & Butler

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Waine Close, Buckingham, MK18 1FG
Asking Price £475,000.00 Freehold

Located on the popular Mount Pleasant development and being within catchment for both the Royal Latin Grammar and Buckingham Secondary Schools, an immaculate four-bedroom detached property with an integral single garage. The accommodation comprises: Entrance lobby, ground floor cloakroom, sitting room, dining room open through to the kitchen.

On the first floor, landing leading to the master bedroom with built in wardrobes and ensuite shower room, three further bedrooms and the family bathroom.

There is off road parking to the front providing access to the integral single garage and well-manicured and established gardens to the rear. EPC rating is C.



Entrance

Door to:

Entrance Hall

Door to integral garage.

Cloakroom

White suite of low level wc, wall mounted wash hand basin, tiling to splash area, radiator., extractor fan.

Sitting Room

17' 4" X 10' 5" (5.28m X 3.18m)

UPVC double glazed window to front aspect, radiator, stairs rising to first floor, under stairs storage cupboard, coving to ceiling, open through to dining room.

Dining Room

9' 9" X 8' 8" (2.98m X 2.66m)

Double glazed doors to patio and rear garden, radiator, open through to kitchen.

Kitchen

11' 10" X 8' 10" (3.61m X 2.69m)

Fitted to comprise inset single drainer one and a quarter sink unit with mono bloc mixer tap and cupboard under, a further range of wall, drawer and base units, work tops over, ceramic tiling to splash areas, space and plumbing for dishwasher, UPVC double glazed window and door to rear aspect, space for range cooker, space for fridge/freezer, cupboard housing gas fired boiler, under floor heated tiled flooring.

First Floor Landing

Radiator, access to boarded loft space with light and ladder, airing cupboard housing hot water tank.

Bedroom One

15' 3" X 8' 8" (4.65m X 2.64m)

Two UPVC double glazed windows to front aspect, two radiators, built in wardrobes, door to en-suite.

En-Suite

White suite of fully tiled shower cubicle with shower as fitted, low level wc, wash hand basin with storage under, ceramic tiling to splash areas, UPVC double glazed window to front aspect, dual fuel ladder towel radiator, extractor fan.

Bedroom Two

9' 0" X 10' 6" (2.74m X 3.20m)

Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom Three

9' 0" X 8' 8" (2.74m X 2.64m)

Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom Four/Office

7' 0" X 7' 9" (2.13m X 2.36m)

UPVC double glazed window to front aspect, radiator.

Family Bathroom

8' 4" X 4' 11" (2.54m X 1.50m)

White suite of panel bath, pedestal wash hand basin, low level wc, full height ceramic tiling to walls, extractor fan, UPVC double glazed window to side aspect, shelving recess.

Front Garden

Driveway to property entrance providing off road parking for two/three vehicles, ornamental low maintenance display.

Rear Garden

The rear garden is laid mainly to lawn and is southeast facing, established flower and shrub beds and borders, timber summer house, large, paved terrace, outside water supply, outside lighting, enclosed by panel fencing, gated side access.

Garage

16' 1" X 7' 8" (4.91m X 2.34m)

An integral garage with "Garolla" door, stainless steel single drainer sink unit, work tops over, plumbing for automatic washing machine, space for tumble dryer.

Please Note

All main services connected.

EPC Rating: C

Council Tax Band: E

Standard/superfast and ultrafast broadband available.

Mobile: Indoor - EE,02, Three and Vodafone Voice and Data Likely

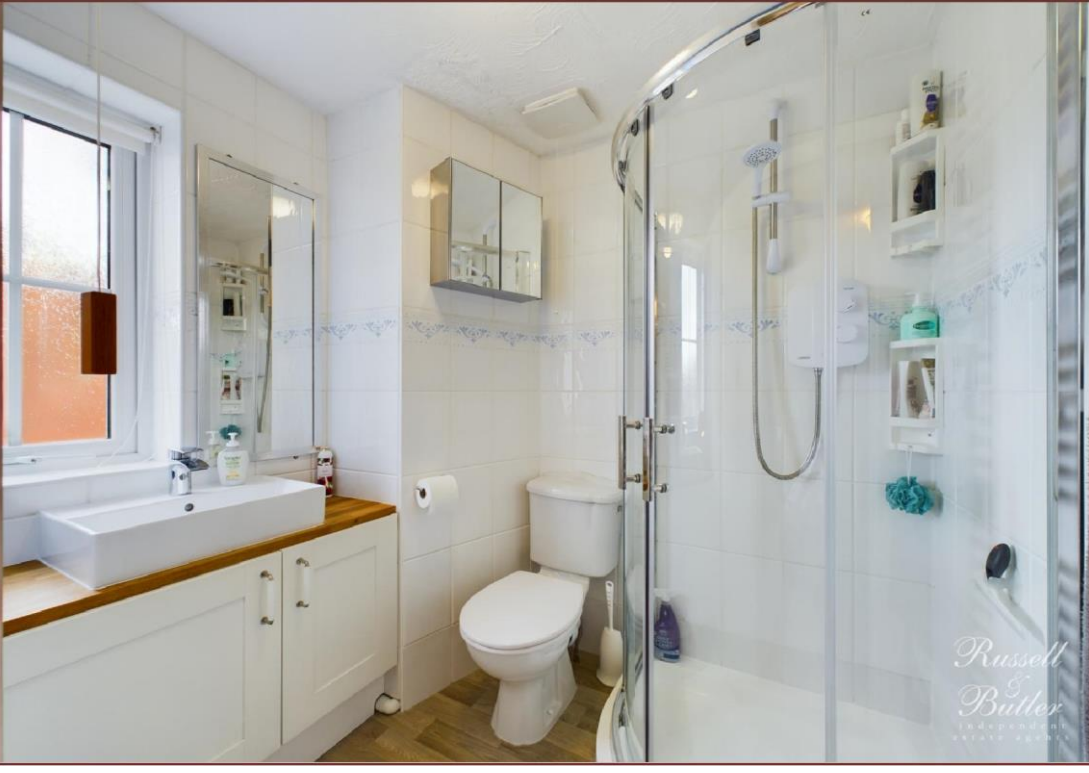
Outdoor - EE,02, Three and Vodafone Voice and Enhanced Data Likely

Flood Risk: Very low risk of flooding.

Measurements on floor plan are approximate 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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