

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Deerfield Close, Buckingham, MK18 7ET

Asking Price £342,500.00 Freehold

Situated in a quiet cul de sac on the popular Badgers development and being within close walking distance to local parks, Bourton Meadow Academy and both Buckingham Secondary and the Royal Latin Grammar Schools. The property benefits further from a south facing and larger than average garden for the development. Accommodation comprises hallway, ground floor cloakroom, sitting room with sliding doors out onto the patio and rear garden, dining room open through to the kitchen. On the first floor, landing, bedroom one with built in wardrobes, two further bedrooms and the family bathroom. To the front there is ample off road parking and enclosed, south facing gardens to the rear. EPC rating C. This lovely family home benefits from NO ONWARD CHAIN and scope for extension subject to the relevant planning permission.



Entrance

Composite entrance door to:

Entrance Hall

Providing access to accommodation, radiator.

Cloakroom

White suite of low level W/C, wall mounted wash hand basin, radiator, Upvc double glazed window to front aspect.

Sitting Room

16' 10" X 12' 5" (5.14m X 3.80m)

With Upvc double glazed sling doors leading out onto the patio and rear garden, two radiators, stairs rising to first floor, under stair storage cupboard.

Dining Room

7' 10" X 8' 5" (2.41m X 2.57m)

Radiator, UPVC double glazed window to front aspect, coving to ceiling, open through to:

Kitchen

8' 5" X 8' 5" (2.59m X 2.57m)

Fitted to comprise inset single drainer sink unit with mono bloc mixer taps with cupboard under, a further range of wall, base and drawer units with work tops over, ceramic tiling to splash areas, space for cooker, space and plumbing for automatic washing machine, space for both under counter fridge and freezer, inset down lighters, Upvc double glazed window and door to rear garden.

First Floor Landing

Airing cupboard with gas fired boiler serving both domestic hot water and radiator central heating, linen storage shelves, access to loft space with light. Upvc double glazed window to front aspect.

Bedroom One

10' 10" X 8' 7" (3.32m X 2.63m)

Benefitting from a range of built in wardrobes with overhead storage cupboards, radiator, Upvc double glazed window to front aspect.

Bedroom Two

8' 11" X 8' 8" (2.72m X 2.65m)

Radiator, Upvc double glazed window to front aspect, built in single wardrobe with additional built in storage.

Bedroom Three

7' 7" X 8' 7" (2.33m X 2.64m)

Upvc double glazed window to rear aspect, radiator.

Bathroom

5' 8" X 8' 7" (1.74m X 2.64m)

Suite of panel with shower mixer taps, low level W/C, wash hand basin with storage under, light and shaver point, radiator, Upvc double glazed window to rear aspect.

Outside

Front Garden

Gravel parking space to side, additional parking space to the front, outside planting, outside light, gated rear access.

Rear Garden

A larger than average rear garden for the development, which is south facing and includes, a large patio/entertaining area with steps leading up to the lawn with established flower beds and borders, further slate/gravel areas, fully enclosed by panel fencing. Outside tap.

Please Note

All main services are connected.
Council tax band C
EPC Rating C.

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.

N.B.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.



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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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