

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Highlands Road, Buckingham, MK18 1PN

Asking Price £625,000.00 Freehold

A rare opportunity to purchase this four bedroom extended detached chalet bungalow situated in this much sought after location. Benefits include: Gas to radiator central heating, UPVC double glazing, two bath/shower rooms, large sitting room, garage, off road parking and attractive rear garden. The accommodation comprises on the ground floor: Entrance hall, Inner hall, sitting room, study, kitchen/dining room, shower room, bedrooms two and three. On the first floor: Landing, Inner landing, bathroom, bedrooms one and four. Outside: Garage, front garden and off road parking and rear garden. NO ONWARD CHAIN ALTHOUGH PROBATE AWAITED. Energy rating C. Council Tax Band: F.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Radiator, under stairs storage cupboard, linen cupboard with shelving and ladder towel radiator, open through to inner hallway with radiator, Upvc double glazed window to side aspect, stairs rising to first floor.

Ground Floor Shower Room

8' 9" X 7' 3" (2.68m X 2.21m)

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, inset downlighting, extractor fan, two Upvc double glazed windows to side aspect.

Sitting Room

21' 5" X 22' 11" (6.54m x 6.99m Max intro recess, 4.78m Min)

Brick built ornamental fireplace, two radiators, two Upvc double glazed windows to rear aspect, Upvc double glazed French patio doors to rear garden, doors to study and kitchen/diner.

Dining Room

7' 3" X 5' 6" (2.23m X 1.68m)

Upvc double glazed window to rear aspect, door to garage, inset downlighting.

Bedroom

12' 10" X 10' 9" (3.93m x 3.30 to rear of wardrobe, 2.72m to front of wardrobes)

Radiator, range of fitted wardrobes, Upvc double glazed window to front aspect.

Bedroom

10' 11" X 10' 1" (3.35m X 3.09m Max)

Radiator, Upvc double glazed window to front aspect.

Kitchen/Dining Room

21' 4" X 10' 7" (6.52m X 3.23m)

Inset single drainer stainless steel sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edged work surfaces, ceramic tiling to splash areas, four ring gas hob, split level electric double oven and grill, extractor canopy over, plumbing for automatic washing machine, integrated fridge freezer, Upvc double glazed French patio doors to rear garden, Upvc double glazed door to covered side passage.

Covered side passage

12' 9" X 3' 2" (3.90m X 0.99m)

Upvc double glazed doors to front and rear.

First Floor Landing

Double glazed Velux window, inner landing with a range of fitted wardrobes and cupboards.

Bedroom

11' 10" X 12' 7" (3.63m X 3.84m)

N.B. Some restricted head room.

Radiator, Upvc double glazed window to rear aspect, inset downlighting.

Bedroom

12' 5" X 8' 3" (3.79m X 2.54m)

N.B. some restricted head room.

Radiator, built in eaves storage cupboards, inset downlighting.

Family Bathroom

9' 10" X 7' 9" (3.02m Average X 2.37m)

N.B. some restricted head room. Irregular shaped room.

White suite of floor standing bath with mixer tap, fully tiled walk in shower cubicle, wash hand basin, low flush wc, inset downlighting, sealed unit double glazed Velux window, ladder towel radiator, extractor fan.

Front Garden

Laid to lawn, shingle and paved driveway to garage, secure side access via covered passage way to rear garden, outside light.

Rear Garden

Laid to lawn, well stocked flower and shrub beds and borders, paved patio, outside tap, fully enclosed by timber fencing.

Garage

"British gas" gas fired combi boiler supplying both central heating and domestic hot waster, power and light connected, personal door to study.

Please Note

EPC Rating: C.

Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: On Driveway.

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

Mortgage Advice

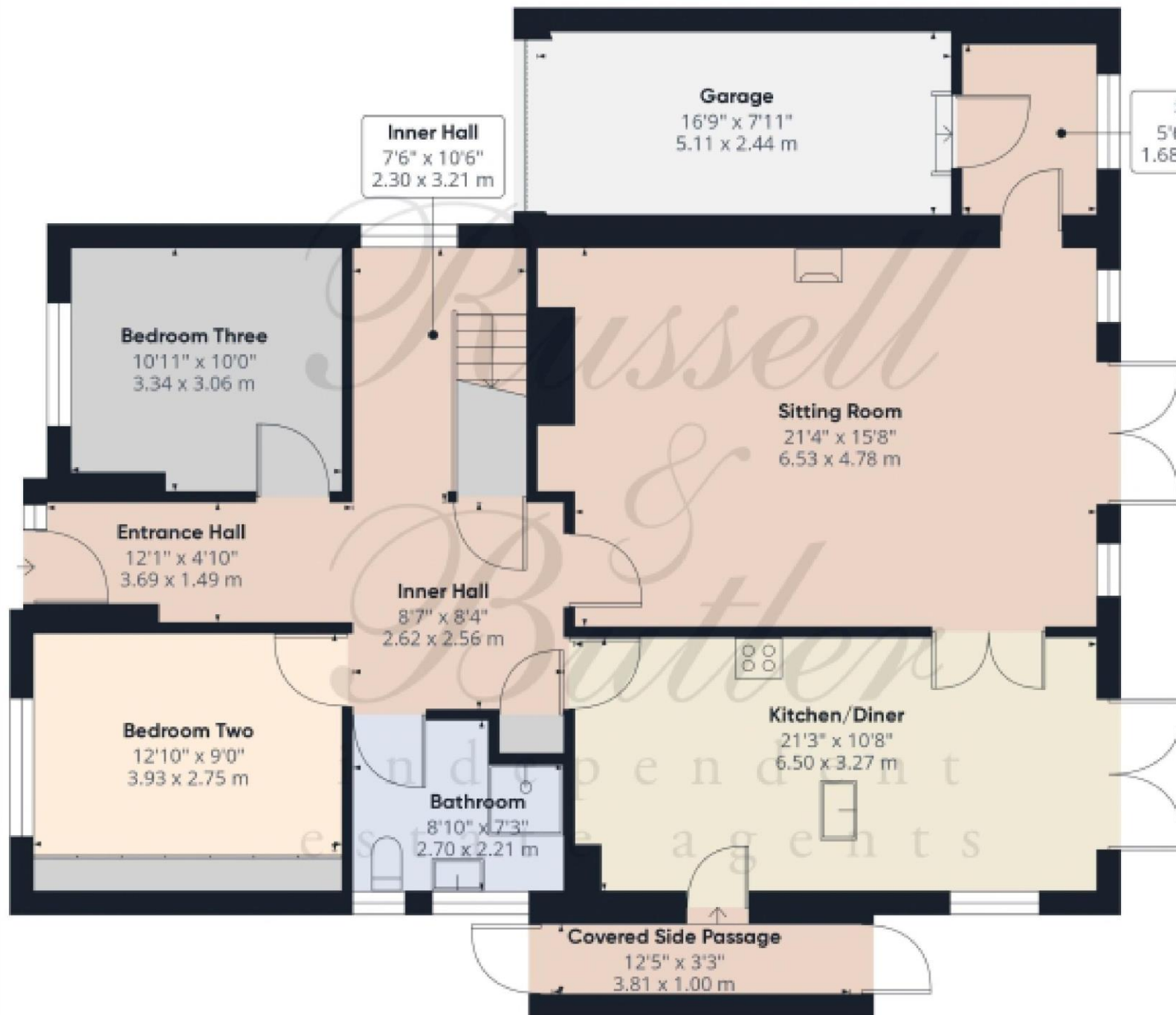
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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Floor 0

Approximate total area⁽¹⁾

1298.34 ft²

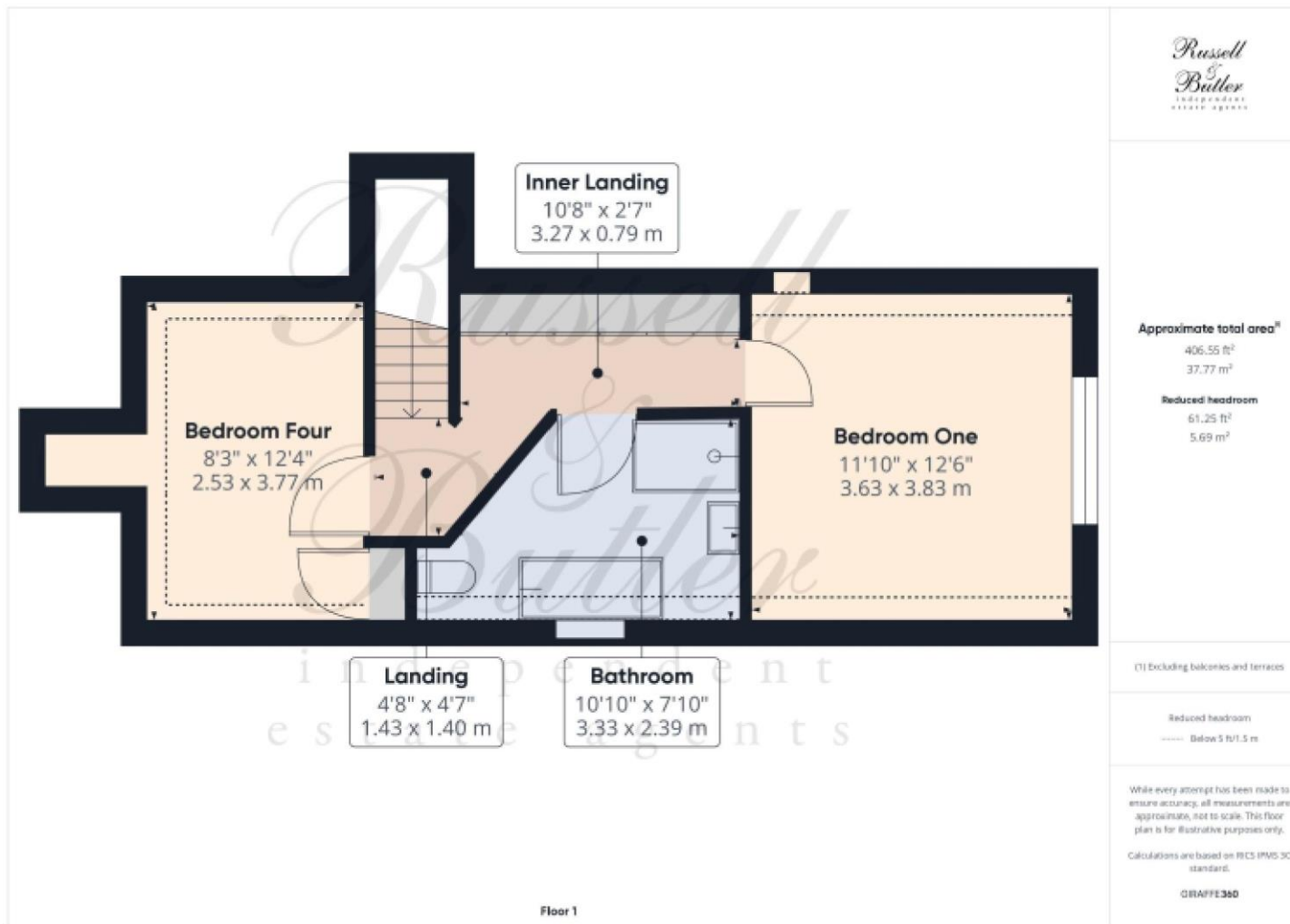
120.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFE350



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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