

*Russell & Butler*

independent estate agents

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## Waine Close, Buckingham, MK18 1FF Asking Price £585,000.00 Freehold

A four bedroom detached house, situated in a sought after location within walking distance of local senior schools including The Royal Latin Grammar School. This Charles Church built family home has had one owner from new and benefits from gas to radiator central heating, UPVC double glazed windows, three reception rooms, two bathrooms, a double width garage, and a west facing rear garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room, utility room, bedroom one with en-suite shower room, three further bedrooms, family bathroom, double width garage and rear garden. NO ONWARD CHAIN. Energy rating C.



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### **Entrance**

Solid wood entrance door to:

### **Entrance Hall**

Stairs rising to first floor, radiator, under stairs storage cupboard.

### **Cloakroom**

White suite of wash hand basin, low flush wc, radiator, ceramic tiling.

### **Sitting Room**

*18' 3" X 11' 4" (5.57m x 3.47m + 0.76 Box)*

Fireplace with log burner, two double radiators, three wall lights, Upvc double glazed box bay window to front aspect.

### **Study**

*12' 8" X 8' 10" (3.87m X 2.71m)*

Radiator, double glazed French patio doors to rear garden.

### **Dining Room**

*11' 3" X 8' 10" (3.45m X 2.71m)*

Double panel radiator, double glazed French patio doors to rear garden.

### **Kitchen/Breakfast Room**

*15' 2" X 11' 6" (4.64m Max x 3.52m Max. L-Shaped)*

Fitted to comprise inset single drainer ceramic sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, work surfaces over, four ring induction hob with extractor over, split level electric double oven and grill, ceramic tiled floor, double radiator, three Upvc double glazed windows overlooking the rear garden.

### **Utility Room**

*8' 2" X 5' 2" (2.49m X 1.59m)*

Inset single drainer stainless steel sink unit, cupboard under, further eyelevel units, ceramic tiling to splash areas, "Ideal" gas fired boiler supplying both central heating and domestic hot water (Newly installed), radiator, plumbing for automatic washing machine, sealed unit double glazed casement door to rear garden, extractor fan, access to loft space, door to garage.

### **First Floor Landing**

Access to loft space with part boarding, ladder and light, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted.

### **Bedroom One**

*13' 2" X 11' 5" (4.03m X 3.49m)*

Radiator, built in wardrobes, Upvc double glazed window to front aspect.

### **En-Suite**

White suite of fully tiled shower cubicle, wash hand basin, cupboard under, low flush wc, ceramic half tiling to all walls, radiator, extractor fan, Upvc double glazed window to front aspect.

### **Bedroom Two***10' 7" X 8' 7" (3.25m to rear of wardrobe x 2.62m)*

Radiator, fitted "John Lewis" wardrobes with hanging rail and shelving as fitted, Upvc double glazed window to rear aspect.

### **Bedroom Three**

*19' 5" X 8' 4" (5.93m max to rear of wardrobe and into bay x 2.56m)*

Double radiator, fitted wardrobes with hanging rail and shelving as fitted, Upvc double glazed window to front aspect, two fitted chests of drawers.

### **Bedroom Four**

*10' 0" X 9' 2" (3.06m x 2.81m + 0.79m wardrobe recess)*

Radiator, eaves storage with boarding, Upvc double glazed window to rear aspect.

### **Family Bathroom**

*7' 9" X 5' 6" (2.37m X 1.70m)*

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic half tiling to walls, radiator, extractor fan, Upvc double glazed window to side aspect.

### **Rear Garden**

Gated side access to rear garden. Laid in two parts to lawn, west facing with good sized patio, flower and shrub beds, pergola, fully enclosed by timber fencing, outside tap, outside light.

### **Double Garage**

*19' 1" X 17' 9" (5.84m X 5.43m)*

Two Up and over doors, power and light connected, partition wall, double glazed window to side aspect.

### **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 & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 900Mbps 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: Driveway Parking.

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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Approximate total area<sup>(1)</sup>

1070.14 ft<sup>2</sup>

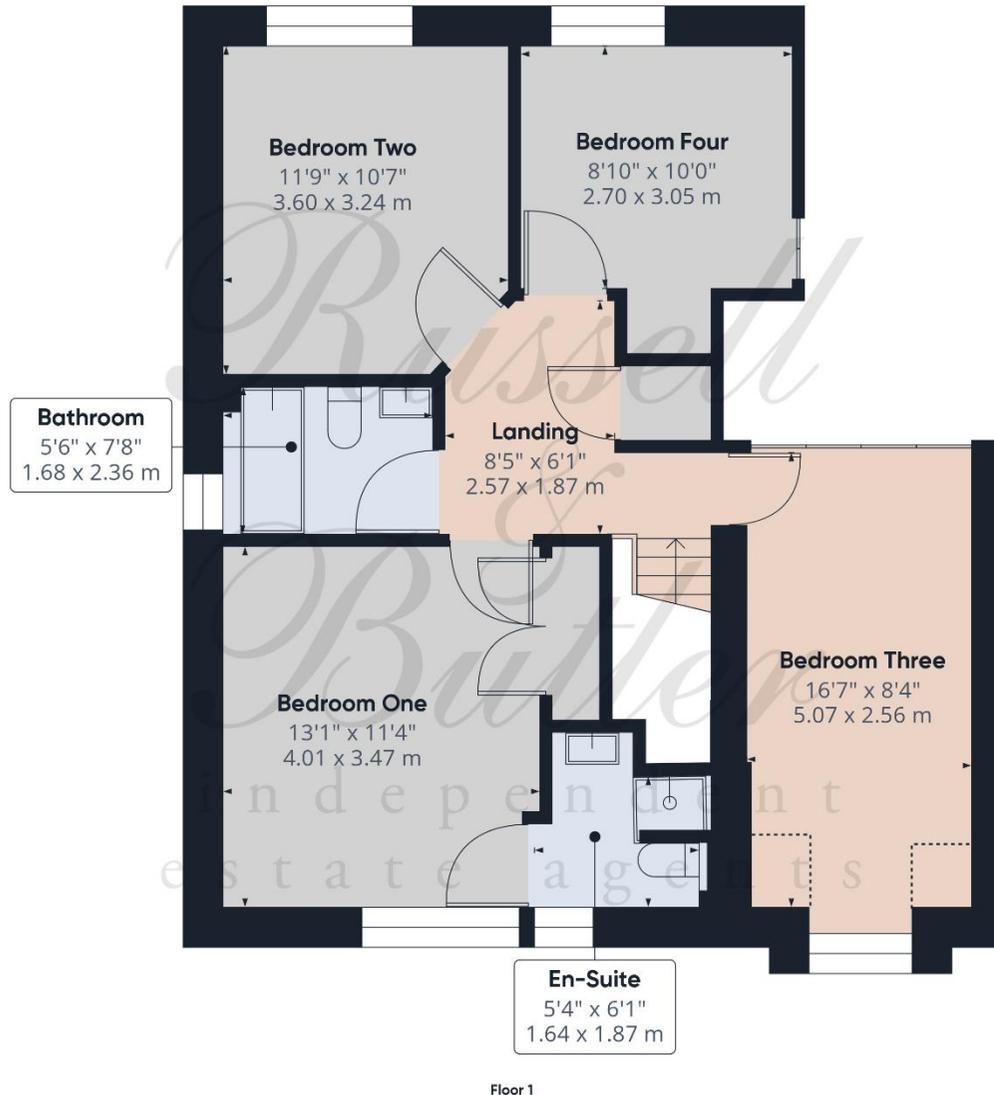
99.42 m<sup>2</sup>

(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.

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**Approximate total area<sup>(1)</sup>**

665.76 ft<sup>2</sup>  
61.85 m<sup>2</sup>

**Reduced headroom**

10.82 ft<sup>2</sup>  
1.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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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