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# Silk Close, Buckingham, MK18 7RF

Asking Price £525,000.00

Offered for sale with no upper chain, a good sized four bedroom detached family home fully comprising: Entrance hall with understairs storage space, downstairs WC with floor to ceiling built in storage, sitting room with bay window, a spacious kitchen/diner open through to a family room, utility room, study with built in desk space, first floor landing, main bedroom with bay window and built in wardrobes, ensuite, two further bedrooms both with built in wardrobes, bedroom four which is currently used as a dressing room and the family bathroom. To the front of the property there is double width parking with electric car charging point, double garage which has been part converted, gated access leading to the rear garden giving access to the studio (remaining garage) which could be used as a work room or home office space. The rear garden benefits from artificial grass and a paved entertaining area with Pergola. EPC rating C.



## Entrance

Door to;

## Entrance Hall

Under stairs storage space, Upvc double glazed window (non opening) to front aspect, radiator.

## Cloakroom

White suite of low level wc, wash hand basin with mixer tap, tiling to splash areas, Upvc double glazed window to side aspect, radiator, extractor fan, downlighters, floor to ceiling built in storage.

## Sitting Room 11' 6" X 14' 7" (3.51m X 4.47m)

3.51m max x 4.47m plus bay

Upvc double glazed bay window to front aspect, Upvc double glazed window to side aspect, two radiators, double doors to;

## Kitchen/Diner 25' 1" X 10' 3" (7.67m X 3.13m)

7.67m x 3.13m

A range of base and eye level units, sink with mixer tap, cupboard under, work tops over, built in oven and grill, built in five ring hob, extractor over, built in fridge freezer, built in dishwasher, downlighters, two radiators, Upvc double glazed window to rear aspect, open through to:

## Family Room 17' 9" X 7' 11" (5.42m X 2.42m)

5.42m max x 2.42m max

Upvc double glazed, radiator, power connected, doors to rear garden, air conditioning fitted.

## Utility Room

A range of base and eye level units, stainless steel sink with mixer tap, heated towel rail, space for washing machine, space for dryer.

## Study 8' 2" X 6' 7" (2.49m X 2.01m)

2.49m max x 2.01m max to rear of storage

Upvc double glazed window to front aspect, radiator, built in desk and storage.

## First Floor Landing

Airing cupboard housing hot water tank with shelving as fitted, access to loft space.

## Bedroom One 11' 6" X 10' 8" (3.53m X 3.27m)

3.53m max x 3.27m plus bay and plus door recess

Built in wardrobes, Upvc double glazed window to front aspect, radiator.

## En-suite

Double width fully tiled walk in shower, low level wc, wash hand basin with mixer tap, cupboard under, tiling to splash areas, downlighters, extractor fan, heated towel rail.

## Bedroom Two 11' 2" X 9' 10" (3.41m X 3.02m)

3.02m max x 3.41m to rear of wardrobe, 3.02m min

Upvc double glazed window to front aspect, radiator, built in wardrobe.

## Bedroom Three 9' 2" X 14' 6" (2.79m X 4.42m)

2.79m max, 2.48m min x 4.42m to rear of wardrobe, 2.11m min

Upvc double glazed window to rear aspect, radiator, built in wardrobe.

## Bedroom Four 10' 5" X 8' 3" (3.19m X 2.52m)

3.19m to rear of storage x 2.52m to rear of storage

Upvc double glazed window to rear aspect, radiator, dressing room storage.

## Family Bathroom

White suite of bath with mixer tap, shower over and additional shower attachment, low level wc, pedestal wash hand basin, tiling to splash areas, heated towel rail, Upvc double glazed window to side aspect, downlighters.

## Outside

### Front Aspect

Driveway for two cars, electric car charging point, outside tap, outside power, out side light, gated side access.

### Rear Garden

Artificial grass and paving with pergola, a range of raised beds with shingle, outside power, outside taps.

## Double Garage

Please Note: Double Garage Has Been Part Converted

Studio 4.15m x 2.30m

Please Note: Garage door to front still remains but is not in use and has no runners.

Upvc double glazed window to side aspect, door to side, sink with cupboard under, work surface over, built in storage and air conditioning.

WC

Wash hand basin with mixer tap and low level wc.

Remaining Garage 5.32m max x 2.62m max

Power and light connected, eaves storage space, up and over door to front.

## Please Note

Annual maintenance charge approx £190 per annum.

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 100Mbps download and 220Mbps 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.

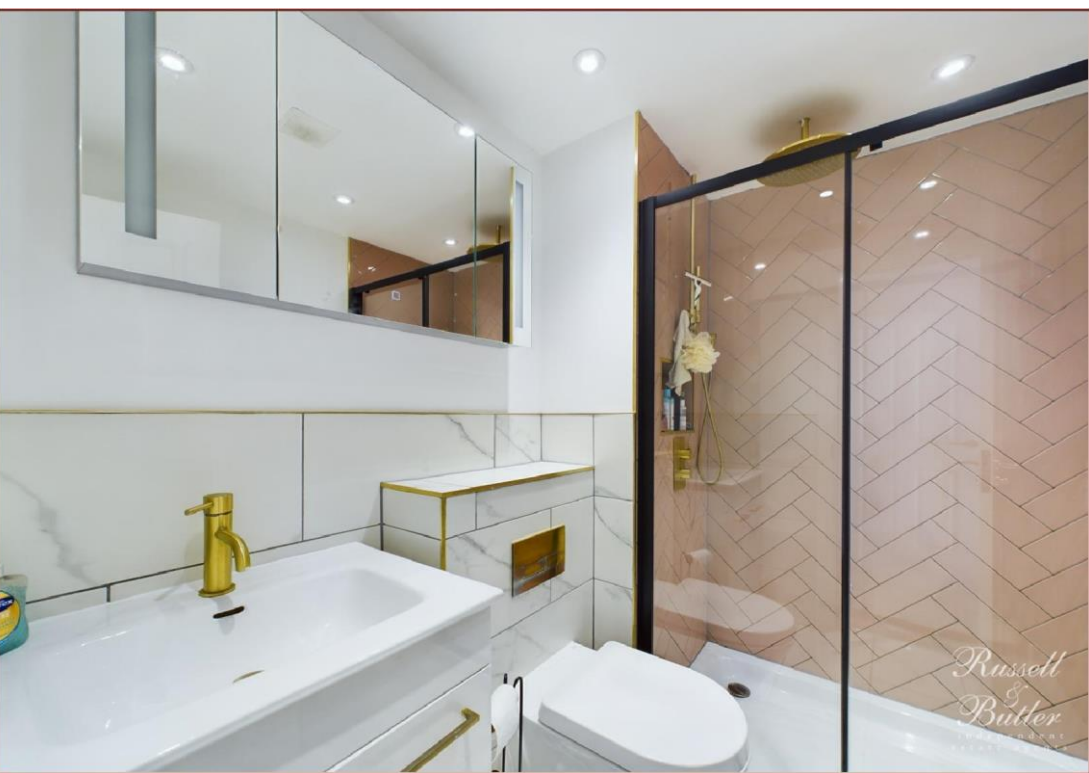
## Mortgage Advice

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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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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