

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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**Badgers Way, Buckingham.**

**Asking Price £459,950.00**

A good sized three bedroom detached house situated on this sought after development within easy walking distance of the town centre and schooling including The Royal Latin Gramma. The property has the advantages of gas to radiator central heating, UPVC double glazing, separate dining room, conservatory, En-suite shower room, garage and attractive landscaped rear garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen, conservatory, bedroom one with En-suite shower, two further bedrooms, family bathroom, garage, parking and garden. NO ONWARD CHAIN. Energy rating D.



## Entrance

Open entrance porch with outside light, UPVC door to:

### Entrance Hall

Radiator, under stairs cupboard, stairs to first floor, central heating thermostat

### Cloakroom

White suite of wash hand basin, low level WC, ceramic half tiling to all walls, ladder towel rail, UPVC glazed window to front aspect.

### Sitting Room

*15' 11" X 12' 11" (4.86m X 3.94m)*

Double radiator, UPVC double glazed window to rear aspect, archway to

### Dining Room

*12' 0" X 8' 2" (3.68m X 2.51m)*

Door to kitchen, UPVC double glazed patio doors to conservatory.

### Conservatory

*11' 3" X 12' 1" (3.44m X 3.70m)*

UPVC double glazed with French patio doors to garden. Ceramic tiled floor

.

### Kitchen

Fitted to comprise inset one and a half bowl single drainer sink unit with mono bloc mixer tap and cupboard under. Full range of fitted base and eye level units, straight edged work surfaces, extractor canopy. Integrated fridge/freezer, plumbing for automatic washing machine, integrated microwave, UPVC double glazed window to front aspect. Doors to hall and dining room.

### First Floor Landing

Airing cupboard housing hot water tank with electric immersion heater with linen shelf as fitted. Access to loft space with ladder, partially boarded.

### Bedroom One

*11' 0" X 9' 8" (3.36m X 2.95m)*

Range of fitted wardrobes with hanging rail, shelving and drawers.

### En-Suite

White suite of fully tiled shower cubicle, wash hand basin with cupboard under, low level WC, ceramic half tiling to all walls, ladder towel rail, UPVC window to front aspect.

### Bedroom Two

*13' 2" X 8' 4" (4.03m X 2.56m)*

Double radiator, range of fitted wardrobes with a range of cupboards over bed recess. UPVC double glazed window to rear access.

### Bedroom Three

*8' 11" X 8' 5" (2.72m X 2.57m)*

UPVC double glazed window to front aspect.

### Family Bathroom

*6' 8" X 6' 11" (2.05m X 2.11m)*

White suite of panelled bath with mixer tap and shower above, wash hand basin with cupboard under, low level WC, half ceramic tiling to all walls, ceramic tiled floor, ladder towel radiator, UPVC double glazed window to front aspect.

### Outside

#### Front Garden

Laid to Astro turf with double width block paved driveway to side. Gated side access to rear garden

.

#### Rear Gardens

Fully enclosed, laid partly to lawn with well stocked flower and shrub borders, brick retaining wall, large L-shaped paved patio.

### Garage

Up and over door, power and lighting, personal door to rear, "British Gas" boiler servicing central heating and domestic hot water.

### Please Note

All mains services connected

EPC Rating D

Council Tax Band D

### Mortgage Advice

If you require a mortgage we highly recommend that you speak to our independent Mortgage Advisor Clare Jarvis. Clare is associated with Mortgage AdviceBureau which is one of the largest and best broker firms in the country, having access to the whole of the market. Please call for further details.

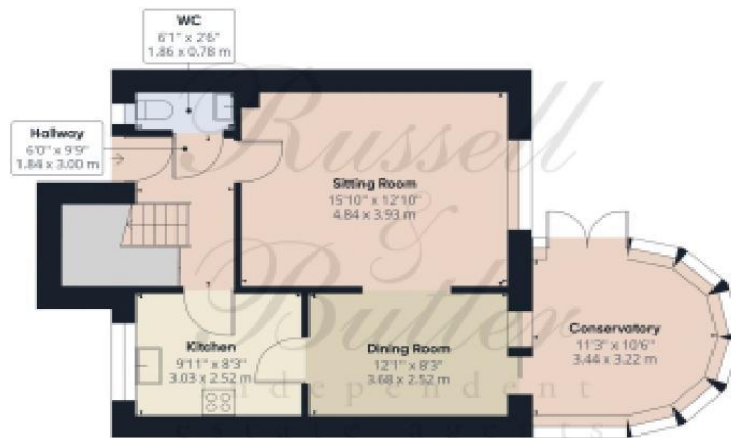








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Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
1090.72 ft<sup>2</sup>  
101.33 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.

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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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