

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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# 2 Bostock Court , Buckingham , MK18 1HH

## Asking Price £699,995.00 Freehold

An executive four bedroom detached property well situated in a non estate location within a very short walk of Buckingham town centre. The accommodation of the property fully comprises: Entrance hall open through to a spacious kitchen/diner with various integrated appliances, utility room, refitted cloakroom, large inner hallway with cloaks cupboard, thermostatically controlled wine 'cellar' and attractive staircase rising to the first floor, sitting room open through to the conservatory which has two sets of doors leading out to the rear garden, first floor, bedroom one open through to dressing area, 'boutique style' en suite with 'his and hers' sink units and a large walk in shower, bedroom two also with ensuite and bedroom three and four both with built in storage. To the front of the property off road parking is located to both sides, access to the rear garden with outside office working space. NO UPPER CHAIN. EPC rating D.



## Entrance

Door to:

## Entrance Hall

Radiator, double glazed window to front aspect, open through to:

## Kitchen/Diner

7.09m Max x 4.34m Max

A range of base, eye level and drawer units, one and a half sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, built in double oven, built in five ring gas hob with drawers under, extractor hood over, built in dishwasher, built in fridge, built in freezer, double glazed window to front aspect, downlighters, built in speakers to ceiling.

## Utility Room

A range of base level units, 'Belfast' sink with taps, cupboard under, work top over, tiling to splash areas, space and plumbing for washing machine, heated towel rail, door to:

## Side Passageway

Part covered. Door to rear garden, power and light connected.

## Inner Hall

A large cloaks cupboard with shelving above, radiator, thermostatically controlled wine 'cellar'. The inner hall is open through to reception rooms.

## Cloakroom

Refitted to comprise low level wc, circular sink unit with mixer tap, full height tiling, double glazed window to side aspect, contemporary radiator, access to thermostatically controlled wine 'cellar'.

## Sitting Room

7.11m Max x 3.68m Max

Open fireplace with surround, contemporary radiators, coving to ceiling, open through to:

## Conservatory

6.10m Max x 3.03m Max

Power, light and heating connected, doors leading to garden.

## First Floor Landing

Coving to ceiling, radiator, cupboard housing hot water tank with linen shelving as fitted.

## Bedroom One

4.22m Max to rear of built in storage x 3.70m

Two double glazed windows to rear aspect, a range of built in storage, two radiators, open through to:

## Dressing Area

A range of built in wardrobe with rail and shelving, built in drawer units, double glazed window to rear aspect, contemporary radiator, under floor heating, open through to:

## En-Suite

A large fully tiled walk in shower with waterfall shower heads, further shower attachment, 'His' and 'Hers' circular sinks with mixer taps, low level wc, double glazed window to side aspect, full tiling to walls, downlighters, underfloor heating.

## Bedroom Two

3.36m x 2.84m

Double glazed window to rear aspect, contemporary radiator, built in wardrobe with rail and shelving as fitted, downlighters.

## En-Suite

Refitted to comprise a large fully tiled walk in shower with shower attachment, pedestal wash hand basin with mixer tap, low level wc, full height tiling to walls, double glazed window to front aspect, heated towel rail, downlighters.

## Bedroom Three

4.30m Max to rear of storage x 3.92m Max to rear of storage

A range of built in storage, double glazed window to front aspect, radiator.

## Bedroom Four

3.71m Max to rear of storage x 2.82m Max to rear of storage

A range of built in storage, double glazed window to front aspect, contemporary radiator.

## Outside

### Front Aspect

Driveways on both sides, a range of shrubs to front, path leading to property entrance, outside light.

## Rear Garden

A beautiful secluded haven with a range of flowers, exotic plants and bamboo. Garden leads down to the river.

A large seating area also with outside lighting.

Decked, graveled, cobbled and patio areas.

Outside light, outside tap.

Gated side access and passageway to side of property.

## Single Garage

5.21m Max x 2.82m Max

Power and light connected, up and over door, door to rear garden.

## Home Office

Offering a variety of uses such as work space, gym or hobby room.

Power and light connected.

## Please Note

All mains services connected.

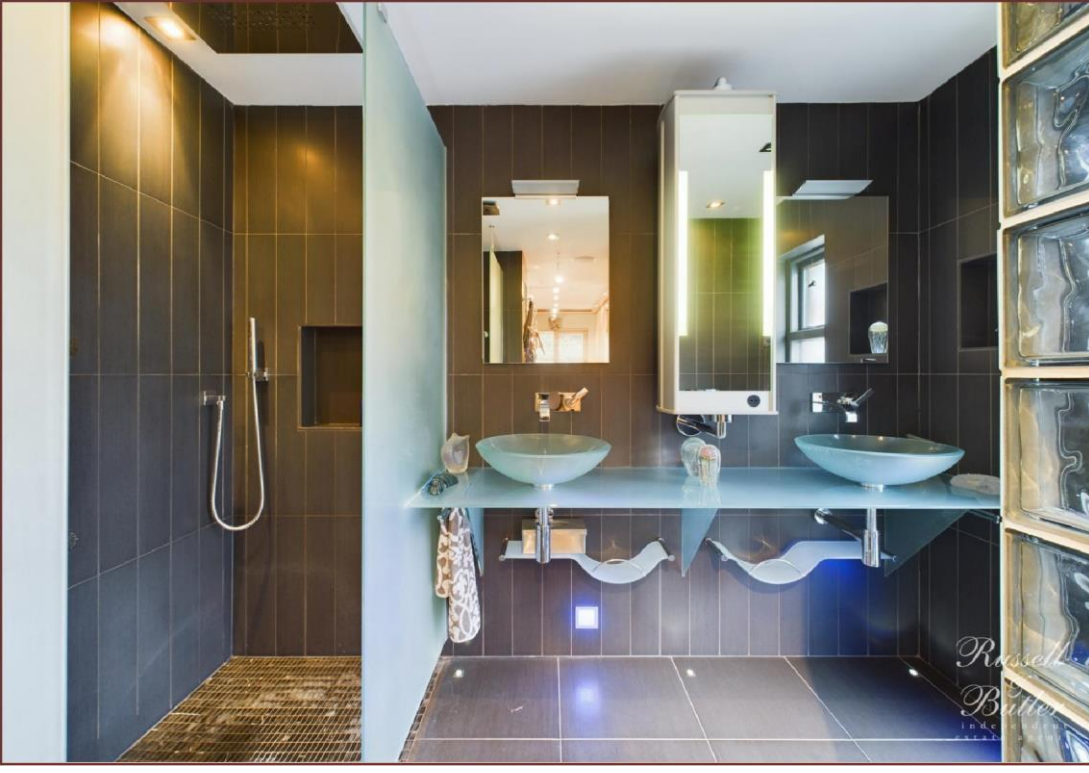
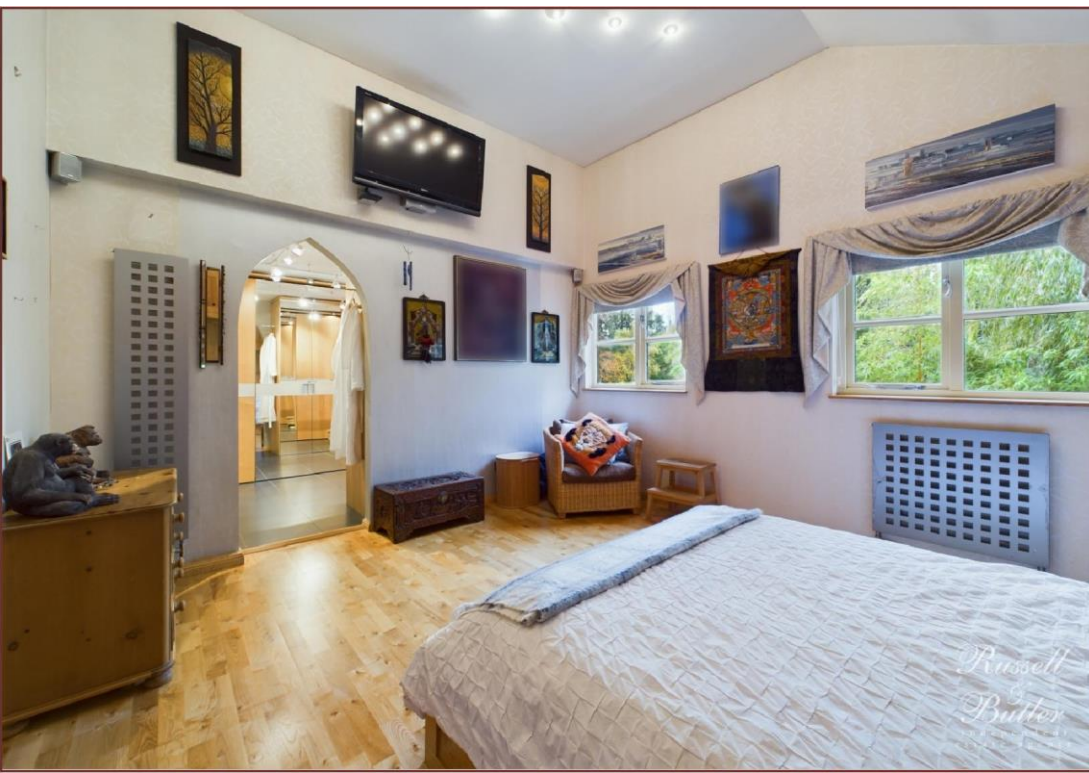
EPC Rating: D

Council Tax Band: G

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

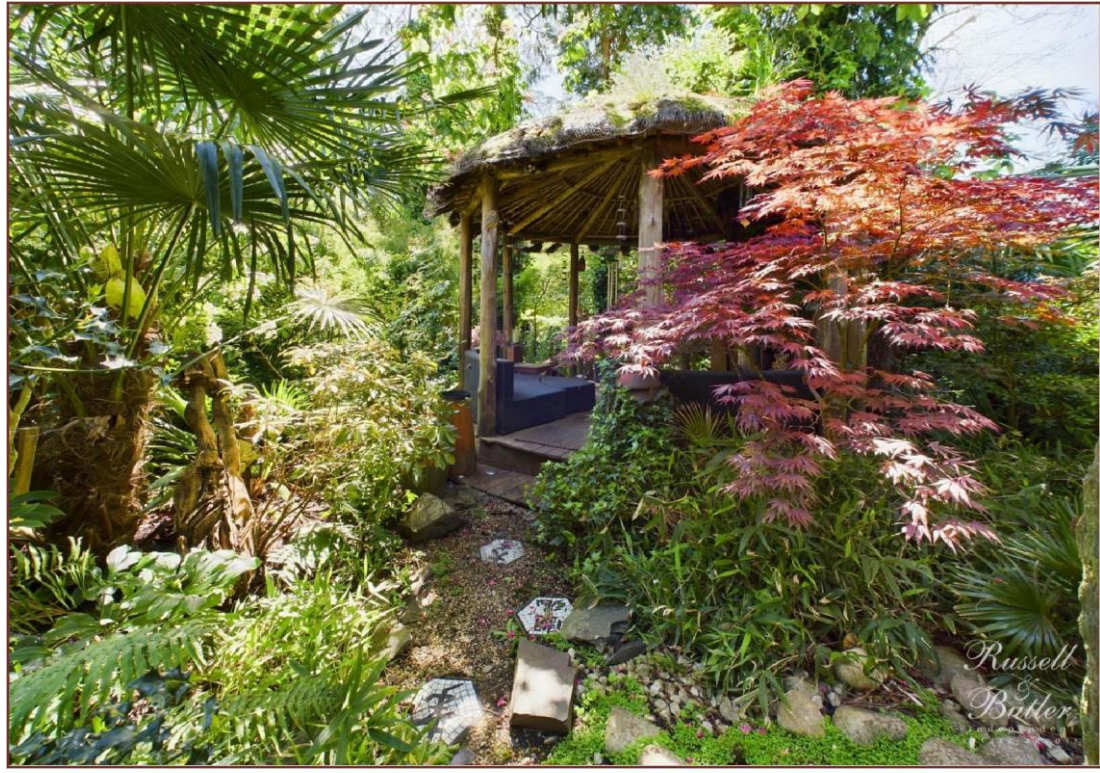
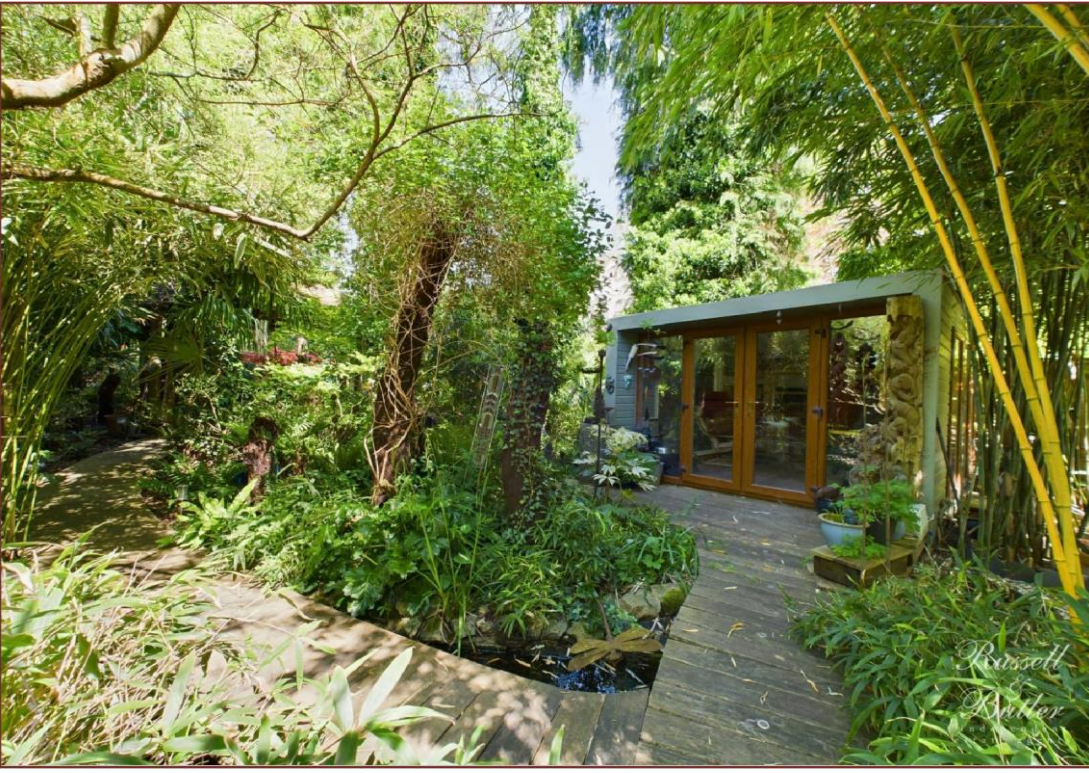
## Mortgage Advice

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



Floor 1

Approximate total area<sup>8</sup>  
2059.4 ft<sup>2</sup>  
191.32 m<sup>2</sup>

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.

GBAPPE 360

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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