

*Russell & Butler*

independent estate agents

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## Sandhurst Drive, Buckingham, MK18 1DT Asking Price £585,000 Freehold

Located in a quiet cul de sac within walking distance to Buckingham town and both walking distance and catchment for local schooling, a fabulous four bedroom detached property finished to a high specification. This property has been lovingly extended and re-furbished to provide a spacious family home that includes an open plan kitchen/dining/family room with large central island with breakfast bar, integrated appliances and bi fold doors leading out onto the patio and rear garden. Downstairs there is also a separate sitting room, cloak room and good size utility room. The light and airy landing leads to the main bedroom with built in wardrobe and en-suite shower room, two further double bedrooms and fourth single bedroom and the family bathroom. Outside there is a block paved driveway for several vehicles and an open porch, gated side access leads to the good size rear garden with large patio area, laid to lawn with timber storage shed. EPC TBC.



### **Entrance**

Replacement composite door to entrance hall.

### **Entrance Hall**

Stairs rising to first floor, Karndean flooring, inset downlighters, Upvc double glazed window to front aspect, under stairs storage cupboard, upright radiator.

### **Cloakroom**

White suite of low level wc, wall mounted wash hand basin with mixer tap, ceramic tiling to splash areas, Upvc double glazed window to front aspect, Karndean flooring, radiator, inset downlighters.

### **Sitting Room**

*13' 0" X 11' 3" (3.97m X 3.43m)*

Upvc double glazed window to front aspect, radiator.

### **Open Plan Living/Kitchen/Diner**

#### **Kitchen Area**

Fitted to comprise large island with inset one and a quarter sink unit with mixer tap, Quartz breakfast bar, wine cooler, inset family size fridge, full height freezer, integrated dishwasher, twin Neff double oven, 5 burner gas hob with extractor hood over, ceramic tiling to splash areas, Quartz splash back, two Velux windows, Karndean flooring, Upvc double glazed window to rear aspect.

#### **Family Area**

*18' 1" X 8' 11" (5.53m X 2.72m)*

Double panel radiator, inset downlighters, Karndean flooring.

#### **Dining Area**

Inset downlighters, upright radiator, aluminium Bifold floors to patio and rear garden.

#### **Utility Room**

*7' 6" X 7' 0" (2.31m X 2.15m)*

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, Quartz work tops and upstands, wall mounted storage cupboard, Karndean flooring, space and plumbing for automatic washing machine, space and vent for tumble dryer, Upvc double glazed window and door to side aspect.

#### **First Floor Landing**

Upvc double glazed Velux window, inset downlighters, airing cupboard housing gas fired boiler and immersion heater, linen shelf as fitted.

#### **Bedroom One**

*11' 5" X 10' 2" (3.48m X 3.11m)*

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

#### **En-Suite Shower Room**

White suite of fully tiled walk in shower cubicle with shower as fitted, wash hand basin with two storage drawers, inset low level wc, Upvc double glazed window to side aspect, ceramic tiled floor, chrome ladder rail.

#### **Bedroom Two**

*10' 7" X 10' 5" (3.25m X 3.18m)*

Upvc double glazed window to rear aspect, radiator, access to loft space.

#### **Bedroom Three**

*11' 9" X 9' 10" (3.60m X 3.01m)*

Upvc double glazed window to front aspect, radiator.

#### **Bedroom Four**

*25' 3" X 24' 11" (7.70m X 7.60m)*

Upvc double glazed window to front aspect, double panel radiator.

#### **Family Bathroom**

White suite of panel bath, wall inset taps, shower over, glazed screen, low level wc, wash hand basin with mixer taps, two drawer storage under, Upvc double glazed window to side aspect, inset downlighters, extractor fan, ceramic tiling to splash areas, ceramic tiled floor, central heating thermostat, chrome ladder towel rail.

#### **Front Aspect**

Block paved driveway providing off road parking for several vehicles, outside tap, lighting and power supply. Gated side access to rear garden.

#### **Rear Gardens**

Large paved patio with sleeper and paved steps to large lawn area, timber shed, fully enclosed by panel fencing, outside taps, power and light.

#### **Please Note**

Council Tax Band: D EPC Rating: TBC

Broadband - For Availability - Please See Links Below

<https://checker.ofcom.org.uk/>

<https://www.openreach.com/fibre-broadband>

For Mobile Phone Coverage and Availability - Please See Link Below

<https://checker.ofcom.org.uk/>

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

#### **Mortgage Advice**

If you require a mortgage, we would 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 Clare on 01280 815999 or 07772 159555.



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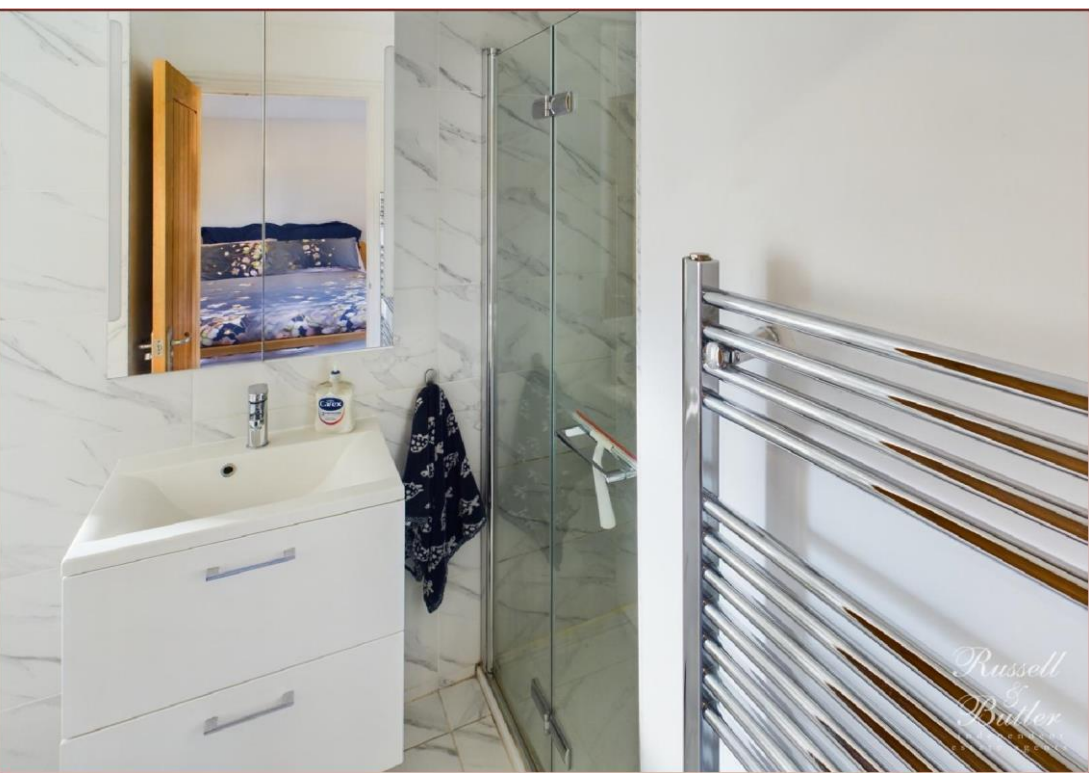
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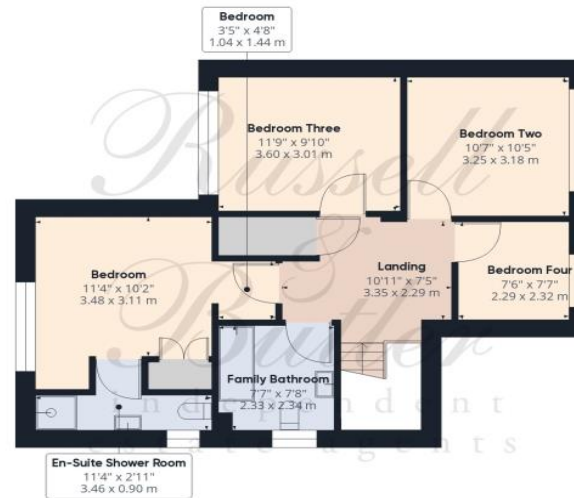
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Floor 0



Floor 1

Approximate total area<sup>0</sup>  
1480.02 ft<sup>2</sup>  
137.5 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.

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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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