

Russell & Butler

independent estate agents

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Twickenham Road, Buckingham, MK18 1ED

Asking Price £659,950.00 Freehold

A four bedroom detached family home with a fabulous re-fitted kitchen/breakfast room with a granite central island, integrated appliances and multi fuel stove to the sitting room, there are French patio doors leading from both the sitting room and kitchen breakfast room out onto a large patio and the rear garden. Accommodation over two floors: Entrance hall, sitting room, separate dining room, spacious kitchen/breakfast room, cloakroom and utility store. On the first floor, landing leading to bedroom one with built in wardrobes and a re-fitted en-suite, three further bedrooms all with built in wardrobes and the family bathroom. Fully enclosed gardens to the rear, open plan front garden, driveway and single garage to the side. The property is in catchment for both Buckingham Secondary and The Royal Latin Grammar School. NO ONWARD CHAIN. EPC rating B.



Entrance

Entrance door to:

Entrance Hall

Providing access to accommodation, stairs rising to first floor, coving to ceiling, radiator, Upvc double glazed window to front aspect, under stairs storage cupboard, utility store with plumbing for washing machine, archway open through to sitting room.

Sitting Room *15' 2" X 14' 6" (4.63m X 4.44m)*

Upvc double glazed bay window to front aspect, three Upvc double glazed windows to front and side aspects, fireplace with multi fuel burning stove, coving to ceiling, Upvc double glazed French patio doors to rear garden.

Dining Room *16' 11" X 9' 9" (5.17m X 2.98m)*

Upvc double glazed bow window to front aspect, Upvc double glazed bay window to side aspect, coving to ceiling, radiator.

Cloakroom

White suite of low level W/C, pedestal wash and basin with mono bloc mixer taps, half height tiling to walls, tiled floor, down lighters, Upvc double glazed window to side aspect, radiator, extractor fan.

Kitchen/Breakfast *16' 2" X 12' 4" (4.94m X 3.76m)*

Measurement to front of units.

A beautiful re-fitted kitchen comprising, inset triple bowl sink with waste disposal, unit mono bloc mixer taps, cupboard under, further extensive range of base and eye level units with granite work surfaces over, tall larder units, wine rack, central island with storage cupboards and granite work surface. Integrated twin electric ovens, integrated dishwasher and fridge/freezer, four ring induction hob with extractor canopy, inset LED lighting, three UPVC double glazed windows to side aspects, double radiator, ceramic tiled floor, Upvc double glazed French patio doors to rear garden, cupboard housing 'ideal' gas fired boiler serving both domestic hot water and radiator central heating.

First Floor Landing

Upvc double glazed window to rear aspect, radiator, cupboard housing hot water tank with linen shelving as fitted.

Bedroom One *12' 5" X 10' 5" (3.80m X 3.19m)*

Having the benefit of built in wardrobes, two Upvc double glazed windows to side aspect, radiator, coving to ceiling, door to:

En-Suite

Re-fitted white suite to comprise fully tiled double width shower, low level W/C, pedestal wash hand basin with mixer taps, shaver point, half height ceramic tiling to walls, ladder towel rail, tiled floor, LED down lighters, Upvc double glazed window to side aspect, extractor fan.

Bedroom Two *15' 3" X 10' 2" (4.65m X 3.11m)*

Built in wardrobes, coving to ceiling, radiator, Upvc double glazed window to front and rear aspects.

Bedroom Three *10' 0" X 9' 7" (3.06m X 2.93m)*

Built in storage cupboard, radiator, coving to ceiling, Upvc double glazed bay window to front aspect and Upvc double glazed window to side aspect.

Bedroom Four *12' 0" X 9' 8" (3.67m X 2.96m)*

Built in wardrobe, radiator, coving to ceiling, Upvc double glazed window to front aspect.

Bathroom

White suite of fully tiled walk in shower, glazed screen, panel bath with shower attachment, low level W/C, pedestal wash hand basin with mixer tap, shaver point, half height tiling to walls, tiled flooring, inset down lighters, extractor fan, Upvc double glazed window to side aspect.

Front Garden

Pathway leading to property entrance, flower and shrub borders, outside lighting, driveway leading to single garage, gated side access.

Garage

With up and over door, power and light connected, eaves storage space, personal door to rear garden.

Rear Gardens

Laid with lawn, large paved patio leading from both the sitting room and kitchen breakfast room, flower and shrub beds and borders, further gravel patio area, outside tap, outside lighting, personal door to garage, fully enclosed by panel fencing and brick walling.

Please Note

Council Tax Band: F

EPC Rating: B

Broadband – Ultrafast full fibre available.

Mobile Phone Coverage EE, 3, O2 & Vodafone available.

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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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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