

*Russell & Butler*

independent estate agents

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**Moreton Drive, Buckingham, MK18 1JQ**

**Asking Price £699,995.00 Freehold**

A rare opportunity to purchase this four bedroom detached family home situated in a quiet cul de sac location on the edge of Buckingham & Maids Moreton. Benefitting from a unique enclosed frontage which provides parking for several vehicles the good sized L-shaped rear garden is equally unique and is ideal for the keen gardener of growing family. Further benefits include a fabulous open plan kitchen/dining/family room, front to back sitting room with an open fireplace, gas to radiator central heating, an En-suite to bedroom one and a double width garage. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, open plan kitchen/dining/family room, bedroom one with En-suite bathroom, three further double bedrooms, family bathroom and double width garage. Energy rating E.



## Entrance

Double glazed composite entrance door to:

## Entrance Hall

Stairs to first floor, wood flooring, radiator, under stairs storage cupboard.

## Cloakroom

White suite of wash hand basin with cupboard under, low flush wc, radiator, ceramic tiled floor, Upvc double glazed window to front aspect.

## Sitting Room *19' 7" X 10' 8" (5.97m X 3.27m)*

Open fireplace, wood flooring, two radiators, Upvc double glazed window to front aspect, Upvc double glazed French patio doors to rear garden.

## Dining Room *11' 2" X 10' 4" (3.42m X 3.17m)*

Radiator, Upvc double glazed window to rear aspect, Karndean flooring.

## Kitchen

Fabulous fitted kitchen with inset sink unit with multi purpose tap (boiling water, filtered), cupboard under, further range of base and eyelevel units, Granite worksurfaces with concealed lighting, Granite splash back, kick space heater, integrated dishwasher, space for range cooker with extractor canopy over, inset downlighting, open through to Family/Dining room (4.24m x 4.16m Max)

Radiator, further range of larder cupboard and space for American style fridge/freezer, access to loft space with ladder, light and partial boarding, Upvc double glazed windows to front and rear aspects, door to double garage, Upvc double glazed door to garden.

## First Floor Landing

Access to loft space with partial boarding, Upvc double glazed window to front aspect, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted, fitted cupboard with hanging rail and shelf.

## Bedroom One *13' 10" X 10' 11" (4.23m X 3.34m)*

Max to rear of wardrobe.

Radiator, range of fitted wardrobes, Upvc double glazed window to rear aspect.

## En-Suite *6' 11" X 5' 4" (2.12m X 1.65m)*

White suite of panel bath with mixer tap and shower attachment, glazed screen, wash hand basin with cupboard under, low flush wc, ladder radiator, shaver point, Upvc double glazed window to front aspect, ceramic wall tiling to two and a half walls.

## Bedroom Two *10' 11" X 9' 5" (3.34m X 2.88m)*

Plus door recess.

Radiator, built in wardrobes, Upvc double glazed window to rear aspect.

## Bedroom Three *9' 9" X 8' 8" (2.98m X 2.66m)*

Radiator, Upvc double glazed window to rear aspect.

## Bedroom Four *10' 11" X 7' 10" (3.34m X 2.39m)*

Radiator, built in wardrobes, Upvc double glazed box bay window to front aspect.

## Family Bathroom

White suite of panel bath with mixer tap and shower over, glazed screen, wash hand basin, cupboard under, low flush wc, full ceramic tiling to three walls, ceramic tiled floor, radiator, shaver point, Upvc double glazed window to front aspect.

## Front Garden

A secluded entrance leads to the front with an extensive driveway providing parking for several vehicles. Enclosed and private.

The garden is in three parts to lawn with some beds and borders, gated access to rear garden.

## Rear Garden

Good sized rear garden being on a large L shaped corner plot, laid mainly to lawn with flower and shrub beds and borders, two patios, fully enclosed by timber fencing and hedge, Due to the size there is sun in the garden at various points through out the day.

## Double width Garage

With two doors, eaves storage space, power and light connected, personal door to Family/Dining room.

Utility area to rear of garage with inset single drainer stainless

sink unit with mono bloc mixer tap, cupboard under, further eyelevel units, plumbing for automatic washing machine, space for tumble dryer, "Worcester" gas fired boiler supplying both domestic hot water and radiator central heating, window to rear.

## Please Note

All mains services connected.

EPC Rating: E

Council Tax Band: E

## 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.

## N.B.

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





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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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