

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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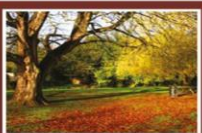




**Fox Way, Buckingham, MK18 7EH**

**Asking Price £379,995.00 Freehold**

A three bedroom semi detached home, positioned on a corner plot in a cul de sac location on the popular Badgers Development in Buckingham, being in catchment and walking distance for Bourton Meadow Academy, Buckingham Secondary and the Royal Latin Grammar Schools. The property is also within close proximity to Bourton Meadow Park and the accommodation comprises: Entrance hall, sitting room with double doors leading to the kitchen/diner, conservatory with French doors opening out onto the landscaped gardens. To the first floor, landing three bedrooms and the family bathroom. To the front there is a driveway providing off road parking for several vehicles leading to the detached single garage and enclosed gardens to the rear. EPC rating C



### **Entrance**

Door to:

### **Entrance Hall**

Wood laminate flooring, radiator, cloaks hanging space, stairs rising to first floor, door to:

### **Sitting Room**

*15' 6" X 12' 9" (4.74m X 3.89m)*

Upvc double glazed window to front aspect, wood laminate flooring, radiator, coving to ceiling, under stair storage cupboard, part glazed double doors to kitchen/diner.

### **Kitchen/Diner**

*18' 7" X 10' 6" (5.67m X 3.21m)*

Fitted to comprise inset stainless steel one and a quarter sink unit with mono bloc mixer taps, cupboard under, a further range of wall, drawer and base units with work tops over, ceramic tiling to splash areas, inset down lighters, space and plumbing for washing machine, space for slim line dishwasher, built in four ring gas hob with electric oven and grill under, coving to ceiling, wall mounted gas fired boiler, upright radiator, Upvc double glazed window to rear aspect, Upvc double glazed door to side aspect, open through to:

### **Diner**

Wood laminate flooring, radiator, coving to ceiling, inset down lighters, Upvc double glazed French doors to;

### **Conservatory**

*11' 3" X 8' 6" (3.45m X 2.60m)*

UPVC double glazed conservatory with wood laminate flooring, French doors to rear garden.

### **First Floor Landing**

Upvc double glazed window to side aspect, airing cupboard housing hot water tank, access to loft space.

### **Bedroom One**

*12' 9" X 11' 3" (3.90m X 3.45m)*

Upvc double glazed window to front aspect, radiator.

### **Bedroom Two**

*10' 6" X 10' 5" (3.21m X 3.18m)*

Upvc double glazed window to rear aspect, radiator.

### **Bedroom Three**

*9' 8" X 6' 9" (2.96m X 2.08m)*

Upvc double glazed window to front aspect, radiator.

### **Family Bathroom**

White suite of panel bath, pedestal wash hand basin, low flush W/C, chrome ladder radiator, ceramic tiling to walls, radiator, Upvc double glazed window to rear aspect.

### **Front Garden**

Open plan and laid mainly to lawn with flower and shrub beds and borders, driveway providing off road parking for several vehicles and leading to the detached single garage, gated side access to rear garden.

### **Garage**

*18' 4" X 8' 3" (5.59m X 2.53m)*

With electric roller door, light and power connected, personal door to garden.

### **Rear Garden**

Landscaped rear garden with paved patio artificial lawn, raised sleeper beds with built in seating, covered pergola entertaining area, fully enclosed by panel fencing, timber storage shed.

### **Please Note**

All main services are connected

Council tax band C

EPC Rating C

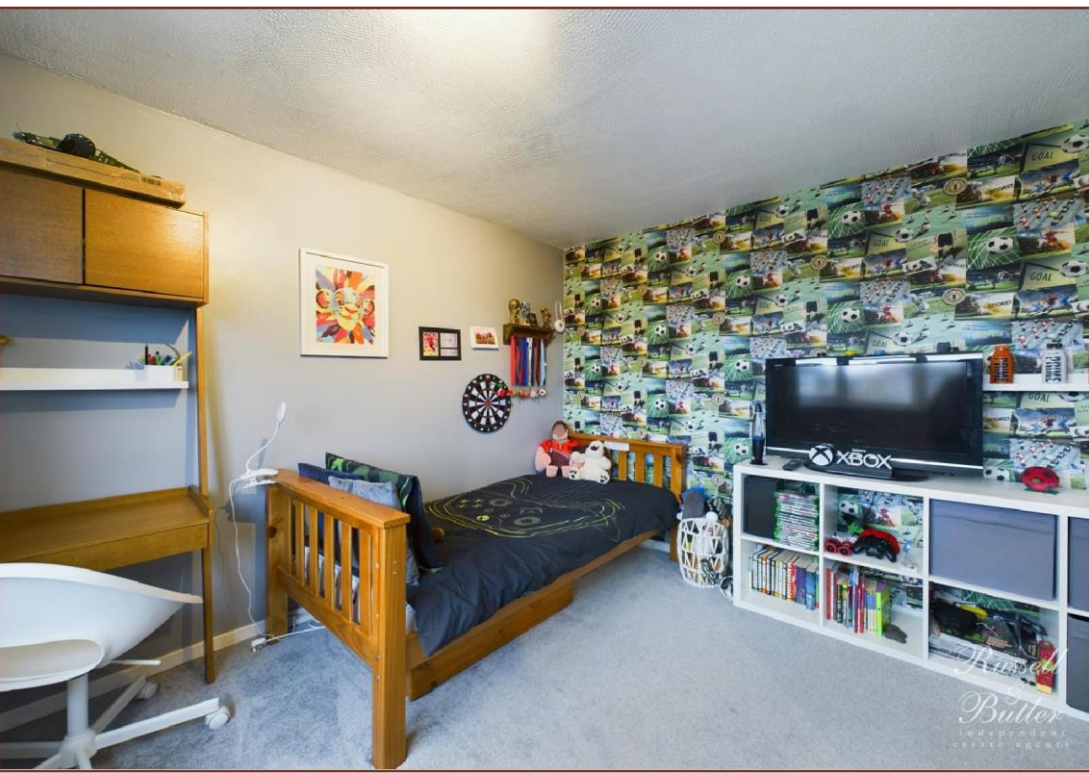
EE/02/Three & Vodaphone mobile coverage available.  
Standard/Superfast and Ultrafast broadband available.  
Flood Risk Low

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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