

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# Toki Road, Buckingham, MK18 1WN

## Asking Price £525,000.00 Freehold

A newly built "David Wilson" four bedroom detached property situated on a small development within walking distance of Buckingham Town. Benefitting further from country views to the front aspect and ample visitors parking, the property offers flexible accommodation with two ground floor bedrooms and two on the first floor. Further benefits include gas to radiator central heating, UPVC double glazing, two bathrooms, a larger than average single garage and a good sized rear garden with a southerly aspect. The accommodation comprises: Entrance hall, sitting room, kitchen/dining room, inner hallway, ground floor bedroom one with "Jack and Jill" bathroom, further ground floor double bedroom, two first floor bedrooms and a shower room, garage and gardens to front and rear. Electric car charging point. Energy rating B.



### **Entrance**

Composite double glazed entrance door to:

### **Entrance Hall**

Upvc double glazed window to front aspect, radiator.

### **Sitting Room**

5.13m Max x 4.54m Max

Irregular shaped room.

Two radiators, Upvc double glazed Bay window to front aspect, Upvc double glazed window to side aspect, open through to Kitchen, open through to inner Hallway.

### **Inner Hall**

Utility cupboard with plumbing for automatic washing machine, extractor fan, fitted work surfaces, under stairs storage cupboard, radiator, built in storage cupboard with shelf.

### **Bedroom One**

4.98m x 2.91m

Radiator, Two Upvc double glazed windows to rear aspect, door to Jack and Jill Bathroom.

### **Jack and Jill Bathroom**

2.40m x 2.24m

White suite of panel bath with shower over, glazed splash screen, wash hand basin, low flush wc, ceramic tiling to splash areas, ceramic tiled floor, ladder towel radiator, extractor fan.

### **Bedroom Three**

3.51m x 3.47m

Radiator, Upvc double glazed window to front aspect.

### **Kitchen/Dining Room**

4.26m x 2.89m

Fitted to comprise inset single drainer stainless steel sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edged work surfaces, four ring induction hob with extractor canopy over, split level electric double oven and grill, integrated dishwasher, integrated Fridge/Freezer, cupboard housing "Ideal" gas fired boiler supplying both central heating and domestic hot water, Inset LED downlighting, radiator, Upvc double glazed French patio doors to rear garden, extractor fan. Amtico flooring.

### **First Floor Landing**

Access to loft space, radiator.

Large walk in storage cupboard (3.04m x 1.76m) with hot water tank and light, ceramic tiled floor.

### **Bedroom One**

5.87m x 3.76m

Two Velux style windows with black out blinds, radiator.

### **Bedroom Four**

2.95m x 2.47m extending by 3.06m x 1.97m

L-Shaped room

Radiator, Upvc double glazed window to front aspect with country views.

### **Shower Room**

White suite of double width fully tiled shower cubicle, wash hand basin, low flush wc, ladder towel radiator, Velux style window with black out blind, extractor fan, shaver point.

### **Front Garden**

Laid to lawn with shrub border, shrub bed to side of path, tarmac drive to garage.

Gated side access to:

### **Rear Garden**

Good sized garden which is laid to lawn with hard standing to side for shed, outside tap, outside light to side, fully enclosed by timber fencing, southerly aspect.

### **Garage**

Larger than average single garage with up and over door, power and light connected, eaves storage space.

### **Please Note**

All mains services connected.

EPC Rating: B

Council Tax Band: E

Management charge approx. £340 per annum.

Electric car charging point.

### **Mortgage Advice**

If you require a mortgage we highly recommend that you speak to our independent Mortgage Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.

### **N.B.**

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



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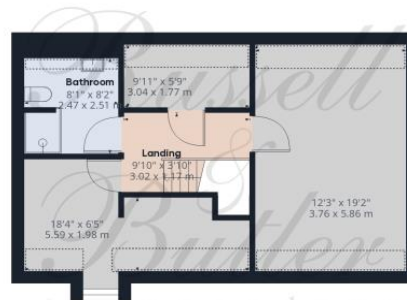


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Floor 0



Floor 1

**Approximate total area<sup>1)</sup>**

1402.82 ft<sup>2</sup>  
130.33 m<sup>2</sup>

**Reduced headroom**

54.36 ft<sup>2</sup>  
5.05 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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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