

*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)



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# Gifford Place, Buckingham, MK18 1XA

## Asking Price £550,000.00 Freehold

An extended four bedroom detached split level bungalow, situated in an elevated position in a cul de sac location. The property although in need of some updating offers spacious and flexible accommodation with the majority being on one level. There is gas to radiator central heating, three reception rooms, two bathrooms and a double width garage. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, family room, master bedroom with en-suite shower room, three further bedrooms, family bathroom, double width garage and gardens to front and rear. NO ONWARD CHAIN. EPC rating C.



### **Open Entrance Porch**

Double glazed entrance door to:

### **Entrance Hall**

Radiator, stairs rising to first floor, wood laminate flooring, door to sitting room, door to cloakroom.

### **Cloakroom**

White suite of wash hand basin, low flush wc, ceramic half height tiling to all walls, radiator, Parquet flooring, double glazed window to side aspect.

### **Sitting Room**

*16' 6" X 11' 5" (5.04m X 3.49m + Recess)*

Brick built open fireplace, double radiator, wood laminate flooring, double glazed picture window to front aspect, double glazed window to side aspect.

### **Dining Room**

*12' 9" X 10' 10" (3.91m X 3.32m)*

Double radiator, balustrade overlooking the sitting room, double glazed window to side aspect, wood laminate flooring, open through to kitchen and inner hall.

### **Family Room**

*13' 4" X 11' 6" (4.07m X 3.53m)*

Double radiator, quarry tiled floor, two double glazed windows overlooking the rear garden, double glazed French door to rear garden, door to master bedroom.

### **Kitchen/Breakfast Room**

*14' 0" X 11' 1" (4.28m X 3.40m Max)*

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, breakfast bar, four ring ceramic hob with concealed extractor hood over, split level electric double oven and grill, ceramic tiled floor, double radiator, double glazed window to rear aspect, plumbing for automatic washing machine and dishwasher, glazed door to family room.

### **Inner Hall**

Airing cupboard housing hot water tank and immersion heater, linen shelving as fitted, access to loft space, wood laminate flooring.

### **Bedroom One**

*13' 4" X 13' 4" (4.08m X 4.08m)*

Radiator, two double glazed windows to rear aspects, fitted wardrobes, wood laminate flooring.

### **En-Suite**

*9' 1" X 4' 10" (2.77m X 1.48m)*

Suite of shower cubicle, pedestal wash hand basin, low flush wc, ceramic half tiling to all walls, ceramic tiled floor, double glazed Velux window, radiator, shaver point.

### **Bedroom Two**

*9' 11" X 10' 5" (3.04m X 3.18m)*

Radiator, built in wardrobes, wood laminate flooring, double glazed window to front aspect.

### **Bedroom Three**

*9' 5" X 10' 5" (2.88m X 3.20m)*

Radiator, built in wardrobes, wood laminate flooring, double glazed window to front aspect.

### **Bedroom Four**

*8' 7" X 8' 0" (2.64m X 2.46m)*

Radiator, built in wardrobe, wood laminate flooring, double glazed window to side aspect, connecting double doors to master bedroom.

### **Family Bathroom**

*8' 2" X 6' 5" (2.50m X 1.96m)*

Suite of panel bath, shower cubicle, pedestal wash hand basin, low flush wc, ceramic half tiling to walls, double glazed Velux window, radiator, light and shaver point.

### **Front Garden**

Laid to lawn with flower and shrub beds and borders, double width block paved driveway to integral double garage, gated side access to rear garden.

### **Rear Garden**

Laid to lawn with flower and shrub borders, shingle seating area with some decking and a bar, paved patio, fully enclosed by hedge and fencing not over looked.

### **Double Width Garage**

*16' 8" X 16' 2" (5.10m X 4.93m)*

Two up and over doors (One electric), power and light connected.

### **Please Note**

All mains services connected. Council Tax Band F EPC Rating C

Superfast broadband available

Mobile coverage- EE, O2, Vodafone all Voice and Data. Internal and external. No Internal coverage for Three.

Low Flood Risk

Measurements on floor plan are approximate due to amongst other things wall thickness etc.

These are therefore not to be relied on.

### **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.



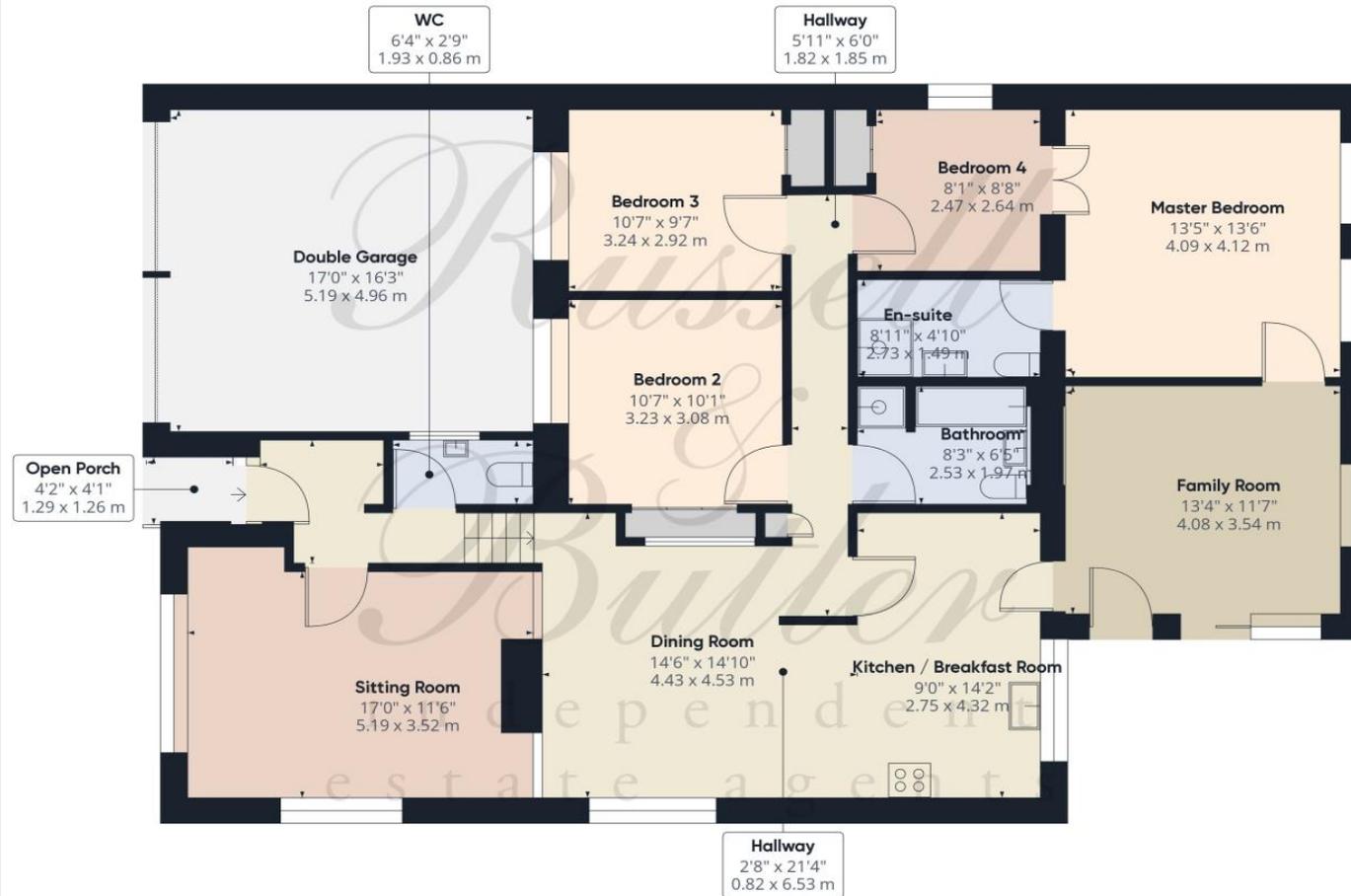
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**Approximate total area<sup>®</sup>**  
1696.38 ft<sup>2</sup>  
157.6 m<sup>2</sup>

(1) 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.

GIRAFFE 360

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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