

Russell & Butler

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Foundry Drive, Buckingham, MK18 1WX

Asking Price £450,000.00

A fabulous four bedroom detached home, situated on this popular development not far from Buckingham's town centre with parks and river walks nearby. The property is offered in excellent order and has the advantages of being in catchment for the Royal Latin Grammar School, having a spacious kitchen/diner with various integrated appliances, plenty of built in storage throughout and a lovely garden room/office at the rear offering a variety of further uses. The accommodation fully comprises: Entrance hall with plenty of storage, cloakroom, sitting room, kitchen/diner, utility area/boot room, first floor landing, master bedroom with ensuite, three further bedrooms and family bathroom. To the outside there is a garden room/office (garage conversion), plenty of driveway parking and rear garden. Energy rating C.



Entrance

Door to:

Entrance Hall

Upvc double glazed window to side aspect, radiator, downlighters, under stairs storage space, under stairs storage cupboard.

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, heated towel rail, downlighters, extractor fan.

Sitting Room

14' 8" X 10' 8" (4.49m X 3.26m)

Upvc double glazed window to front aspect, Upvc double glazed window to side aspect, radiator, downlighters.

Kitchen

17' 6" X 10' 11" (5.35m X 3.35m)

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, work top over, built in double oven, built in fridge freezer, five ring gas hob, extractor hood over, built in dishwasher, Upvc double glazed window to rear aspect. Upvc double glazed window to side aspect, Upvc double glazed French door to rear aspect, downlighters, cupboard housing Ideal boiler.

Utility Area/Boot Room

Cupboard with work top over, built in washing machine, downlighters.

First Floor Landing

Access to loft space, downlighters, radiator.

Bedroom One

12' 5" X 10' 5"

3.79m Max x 3.18m Max, 2.58m Min to front of wardrobes

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

En-Suite

Fully tiled walk in shower, white suite of low level wc, pedestal wash hand basin with mixer tap, full height tiling, heated towel radiator, Upvc double glazed window to side aspect, extractor fan.

Bedroom Two

10' 11" X 10' 5"

3.33m Max, 2.72m Min to front of wardrobes x 3.19m Max

Upvc double glazed window to front aspect, radiator, built in wardrobes, downlighters.

Bedroom Three

8' 9" X 6' 11" (2.67m X 2.12m)

Upvc double glazed window to rear aspect, radiator, built in wardrobe, downlighters.

Bedroom Four

7' 4" X 6' 11" (2.25m X 2.11m)

Upvc double glazed window to front aspect, radiator, downlighters.

Family Bathroom

White suite of bath with shower over, shower screen as fitted, pedestal wash hand basin with mixer tap, low level wc, full height tiling, downlighters, heated towel radiator.

Outside

Front Aspect

Outside lighting, a range of flower and shrub beds, driveway for 2-3 cars.

Rear Garden

Laid mainly to lawn with patio area, gated side access, outside power, outside tap, outside lighting.

Fully Converted Garage

17' 1" X 8' 5" (5.21m X 2.59m)

Fully converted into a garden room/studio, two electric heaters, power and light connected, downlighters, sink with base units, work tops over, hot and cold water tap, space for white goods, door leading to rear garden.

Please Note

Management Charge approx £28.95 per month.

All mains services connected.

Council Tax Band E.

EPC Rating C.

Flood Risk:

Rivers: Low Risk.

Surface Water: Medium Risk.

Broadband Availability: Standard, Superfast and Ultrafast Available.

Mobile Phone Availability: 02, Vodaphone and Three Available.

Measurements on floor plan are approximately 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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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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