

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Newcombe Crescent, Buckingham, MK18 1WH

Asking Price £685,000.00 Freehold

Located overlooking a lovely wooded green park that reaches down to the river an immaculately presented five double bedroom family home that benefit's further from a south facing rear garden. The light and airy reception hallway leads through to the accommodation with the sitting room having French patio doors to the garden, a kitchen/diner with integrated appliances also with French doors leading out onto the garden, a family room or office, and a spacious dining room with bay window to the front, a separate utility room and a ground floor cloakroom. On the first floor landing, the master bedroom with built in wardrobes and four piece en-suite bathroom with a lovely outlook to the front, guest bedroom with an ensuite shower room, three further double bedrooms and the four piece family bathroom. Single garage and driveway provides ample off road parking. EPC rating B.



Entrance

Part glazed doors to:

Reception Hall

Ceramic tiled floor, stairs rising to first floor, radiator.

Cloakroom

Low level w/c, pedestal wash hand basin, ceramic tiled floor, half height tiling to walls, inset downlighters, extractor fan.

Office/ Family Room

10' 11" X 11' 8" (3.34m X 3.56m)

Upvc double glazed bay window to front aspect overlooking the park, Upvc double glazed window to side aspect, radiator, inset downlighters.

Dining Room

14' 0" X 11' 0" (4.28m X 3.37m)

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

Sitting Room

19' 1" X 15' 0" (5.83m X 4.58m)

Upvc double glazed French doors to patio and rear garden, inset downlighters, two radiators, part glazed double doors to kitchen/breakfast room.

Kitchen Breakfast Room

10' 11" X 19' 1" (3.33m X 5.82m)

Fitted to a high specification with one and a quarter sink unit with mixer taps, cupboard under, granite work tops with coordinating upstands, a further range of wall, drawer and base units, integrated fridge/freezer, five burner gas hob with splash back, filter hood over, built in double oven and microwave, integrated dish washer, inset downlighting, Upvc double glazed window to rear garden, Upvc double glazed French doors to rear garden, cupboard housing ideal gas fired boiler, tiled flooring, radiator, under counter lighting.

Utility Room

5' 10" X 6' 0" (1.79m X 1.84m)

Inset sink unit with mixer tap, cupboard under granite work surface, space and plumbing for washing machine and tumble dryer, door to rear garden, radiator, wall mounted storage units, tiled flooring.

First Floor Landing

Access to loft space, radiator.

Bedroom One

11' 0" X 14' 1" (3.36m X 4.30m)

Upvc double glazed window to front aspect with lovely outlook, radiator, built in triple wardrobes with sliding mirror doors, door to en-suite bathroom.

En-Suite

8' 11" X 5' 4" (2.74m X 1.65m)

White suite of panel bath with fully tiled separate shower cubicle with shower as fitted, low level wc, pedestal wash hand basin, inset downlighters, Upvc double glazed window to front aspect, ceramic tiled walls, two wall inset mirrors, chrome ladder towel radiator, tiled flooring.

Guest Bedroom

13' 1" X 9' 9" (3.99m X 2.98m)

Upvc double glazed window to rear aspect, radiator, built in double width wardrobe with sliding doors, door to en-suite shower room.

En-Suite

8' 1" X 4' 6" (2.47m X 1.39m)

Fully tiled shower cubicle with shower as fitted, glazed screen low level wc, pedestal wash hand basin, inset downlighters, chrome ladder towel rail, half height ceramic tiling to walls, Upvc double glazed window to side aspect.

Bedroom Three

14' 0" X 9' 6" (4.27m X 2.90m)

Upvc double glazed window to front aspect, radiator, built in double width wardrobes with sliding doors.

Bedroom Four

10' 8" X 11' 5" (3.26m X 3.48m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Five

7' 7" X 10' 2" (2.33m X 3.10m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

10' 8" X 7' 8" (3.27m X 2.34m)

Fully tiled separate shower cubicle with shower as fitted, panel bath, pedestal wash hand basin, low level wc, inset downlighters, Upvc double glazed window to side aspect, full height ceramic tiling to all walls, double width airing cupboard, chrome ladder towel rail.

Front Garden

Double length driveway to garage.

Garage

18' 3" X 9' 7" (5.57m X 2.93m)

Single garage with up and over doors, light and power connected, personal door to garden.

Rear Garden

South facing rear garden laid mainly to lawn with large paved patio area, outside lighting, outside tap, gated side access, fully enclosed by panel fencing.

Please Note

All main services connected.

Council Tax band F

EPC Rating: B

Standard/Superfast and Ultrafast broadband available.

Mobile Voice and Data - Indoor EE, O2, Vodafone, likely available

Flood Risk Low

Monthly Management charge £28.95 per month

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.





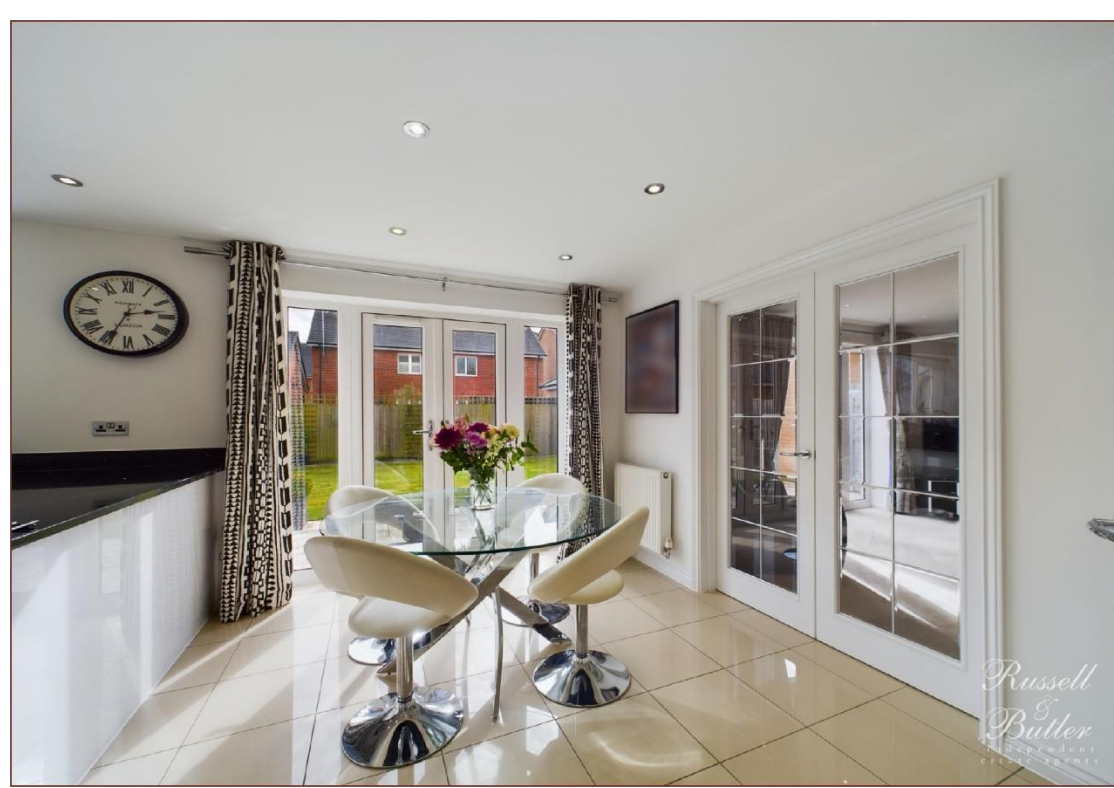
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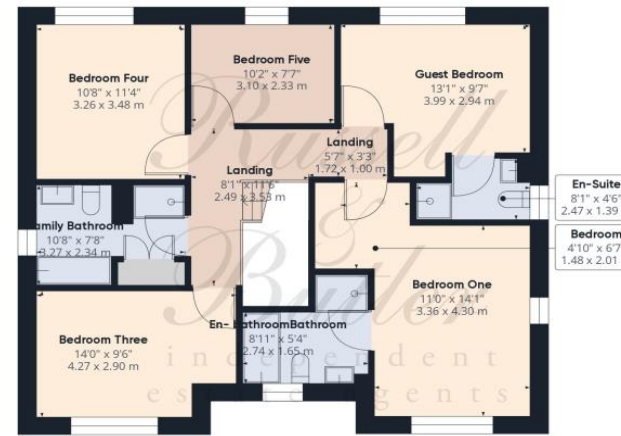


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2050.18 ft²

190.47 m²

(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.

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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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