

*Russell & Butler*

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# Fishers Field, Buckingham, MK18 1SF

## Asking Price £399,995 Freehold

A good sized four bedroom link detached family home situated in a cul de sac location and benefiting from being in within walking distance of the town centre, river walks and in catchment for the Royal Latin Grammar school. The property has two reception rooms as well as a conservatory addition, plenty of built in storage throughout and an ensuite to the main bedroom. The accommodation fully comprises: Entrance hall with built in storage, cloakroom, sitting room, kitchen, boot room (part garage conversion) dining room and conservatory. To the first floor; main bedroom with built in wardrobes and ensuite, three further bedrooms with built in storage and family bathroom. To the outside: Driveway parking and gated access leading to the rear garden, remaining garage storage space with electric door. EPC rating C.



### **Entrance**

Door to:

### **Entrance Hall**

Built in storage cupboard, radiator, stairs rising to first floor.

### **Cloakroom**

White suite of low level wc, pedestal wash hand basin, tiling to splash areas, heated towel rail, Upvc double glazed window to front aspect.

### **Sitting Room**

4.64m Max x 3.96m Max

Please note some restricted head room.

Two Upvc double glazed windows to front aspect, radiator, gas fire with surround.

### **Kitchen**

3.03m x 2.69m

A range of base and eyelevel units, one and a half sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, built in oven and hob, splash back, extractor over, space for dishwasher, Upvc double glazed window to rear aspect, door to rear, radiator.

### **Boot Room**

Part garage conversion.

Space for white goods, a range of base and eyelevel units, Worcester boiler supplying both domestic hot water and gas to radiator central heating, door to rear, radiator.

### **Dining Room**

3.05m Max x 3.04m Max

Radiator, door to:

### **Conservatory**

3.38m x 2.88m

Light, power, and heating connected.

### **First Floor Landing**

Access to loft space.

### **Bedroom One**

2.90m to front of window x 2.77m + Door recess

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

### **En-Suite**

Fully tiled walk in shower, circular sink with mixer tap, low level wc, full height tiling to walls, heated towel rail, Upvc double glazed window to side aspect, downlighters.

### **Bedroom Two**

3.35m Max, 2.74m to front of wardrobe x 3.10m Max

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

### **Bedroom Three**

2.76m Max x 2.31m Max, 1.70 to front of wardrobe

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

### **Bedroom Four**

2.47m x 2.33m

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

### **Family Bathroom**

White suite of bath with mixer tap and shower over, low level wc, pedestal wash hand basin, tiling to splash areas, heated towel rail, Upvc double glazed window to side aspect, extractor fan.

### **Front Aspect**

Driveway to front, gated access leading to:

### **Rear Garden**

Paved patio with artificial grass, outside tap, raised beds.

### **Remaining Garage**

2.59m x 1.96m

Up and over door.

### **Please Note**

All mains services connected.

EPC Rating: C.

Council Tax Band E.

Flood Risk: Low Risk.

Broadband Availability: Standard, Superfast and Ultrafast Available.

Mobile Phone Availability: EE, O2, Vodaphone and Three Likely.

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

### **Mortgage Advice**

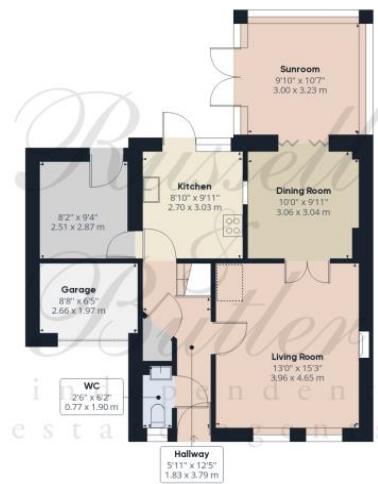
If you require a mortgage we would highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact the office for more details.





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Floor 0



Floor 1

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

1200.69 ft<sup>2</sup>  
111.55 m<sup>2</sup>

**Reduced headroom**

8.04 ft<sup>2</sup>  
0.75 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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