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# Woodlands Close, Buckingham, MK18 1PT

## Asking Price £725,000.00 Freehold

A fabulous four bedroom detached house situated on a private road in a small cul de sac not far from Buckingham's town centre. The property benefits from gas to radiator central heating, UPVC double glazing, two bedrooms with en-suite, a double width garage and an attractive I-shaped rear garden backing onto Woodland and affording a sunny aspect. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, study, conservatory, kitchen, utility room, master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, two further double bedrooms, large family bathroom, double garage, parking for four cars and gardens to front and rear. Energy rating C.



## Open Porch

Composite double glazed entrance door to:

## Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, double radiator.

## Cloakroom

White suite of wash hand basin, cupboard under, low flush wc, ceramic tiling to splash areas, ceramic tiled floor, radiator, Upvc double glazed window to front aspect.

## Sitting Room

*19' 5" X 11' 7" (5.93m X 3.55m + Bay window)*

Fireplace with gas fired Wood burner style heater, Ceramic lintel over, Oak wood flooring, Upvc double glazed bay window to front aspect, Upvc double glazed French patio doors to side.

## Dining Room

*12' 5" X 9' 10" (3.81m X 3.00m)*

Radiator, Upvc double glazed window to side aspect.

## Study

*8' 6" X 9' 6" (2.61m Min x 2.91m, 2.40m Max)*

Radiator, door to conservatory.

## Conservatory

*11' 4" X 7' 0" (3.47m X 2.15m)*

Double radiator, Upvc double glazed with French patio doors to rear garden, Wood laminate floor.

## Kitchen/ Breakfast Room

*13' 1" X 10' 7" (4.01m X 3.24m)*

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, Wood edged work surfaces, ceramic tiled splash areas, four ring gas hob with extractor canopy over, split level electric double oven and grill, plumbing for automatic dishwasher, breakfast bar, radiator, inset downlighting, two Upvc double glazed windows to side and rear aspects, concealed lighting to work surfaces.

## Utility Room

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, ceramic tiling to splash areas, plumbing for automatic washing machine, broom cupboard, radiator, central heating thermostat, plumbing for ice making fridge freezer.

## First Floor Landing

Access to loft space, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted.

## Bedroom One

*12' 11" X 10' 8" (3.94m X 3.27m)*

Radiator, built in wardrobes, Upvc double glazed window to rear aspect overlooking Woodland.

## En-Suite

*10' 7" X 5' 4" (3.24m X 1.64m)*

White suite of panel bath with mixer tap and shower attachment, fully tiled shower cubicle, wash hand basin, low flush wc, ladder towel radiator, inset downlighting, shaver point, full ceramic tiling to walls and floor, extractor fan.

## Guest Bedroom

*17' 0" X 12' 7" (5.20m + Door recess X 3.85m)*

N.B. Some restricted head room.

Radiator, Eaves storage cupboard, Wood laminate flooring, access to loft space, built in single wardrobe, Upvc double glazed window to rear aspect.

## En-Suite

*8' 2" X 5' 4" (2.50m X 1.65m)*

N.B. Some restricted head room.

White suite of fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, ladder towel radiator, double glazed Velux window to rear aspect, shaver point, inset downlighting, full ceramic tiling to walls and floor, extractor fan.

## Bedroom Three

*11' 9" X 9' 10" (3.59m X 3.01m)*

Radiator, Upvc double glazed window to front aspect, Wood laminate flooring.

## Bedroom Four

*11' 9" X 9' 2" (3.59m X 2.81m Max)*

Radiator, Upvc double glazed window to front aspect.

## Family Bathroom

*10' 3" X 8' 10" (3.13m x 2.71m Max, 1.66m Min)*

White suite of panel bath with mixer tap and shower attachment, glazed splash screen, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, shaver point, inset downlighting, Upvc double glazed window to side aspect, ladder towel radiator, extractor fan.

## Front Garden

Good sized front garden that is laid to lawn extending to the entrance of the close. Shingle hard standing for one car, double width bloc paved drive to double garage providing parking for a further three cars, outside lighting.

## Rear Garden

Gated side access to Attractive L shaped rear garden wrapping around the property. South East and South West facing, laid to lawn with flower and shrub beds and borders, two paved patios plus split level patio and shingle patio, outside lighting, fully enclosed and backs onto conservational Woodlands that's handy for dog walking, gate to rear, outside tap.

## Double Garage

*19' 7" X 16' 10" (5.97m X 5.15m)*

Two up and over doors, "Glow worm" gas fired boiler supplying central heating and domestic hot water, Upvc double glazed window to rear aspect, double glazed personal door to rear, power and light connected.

## Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: G

Flood Risk: Very low risk of flooding

Broadband: Standard, Superfast and Ultra Fast available.

Mobile: EE, Three, O2 and Vodafone Voice and Data Likely both indoors and outdoors.

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.





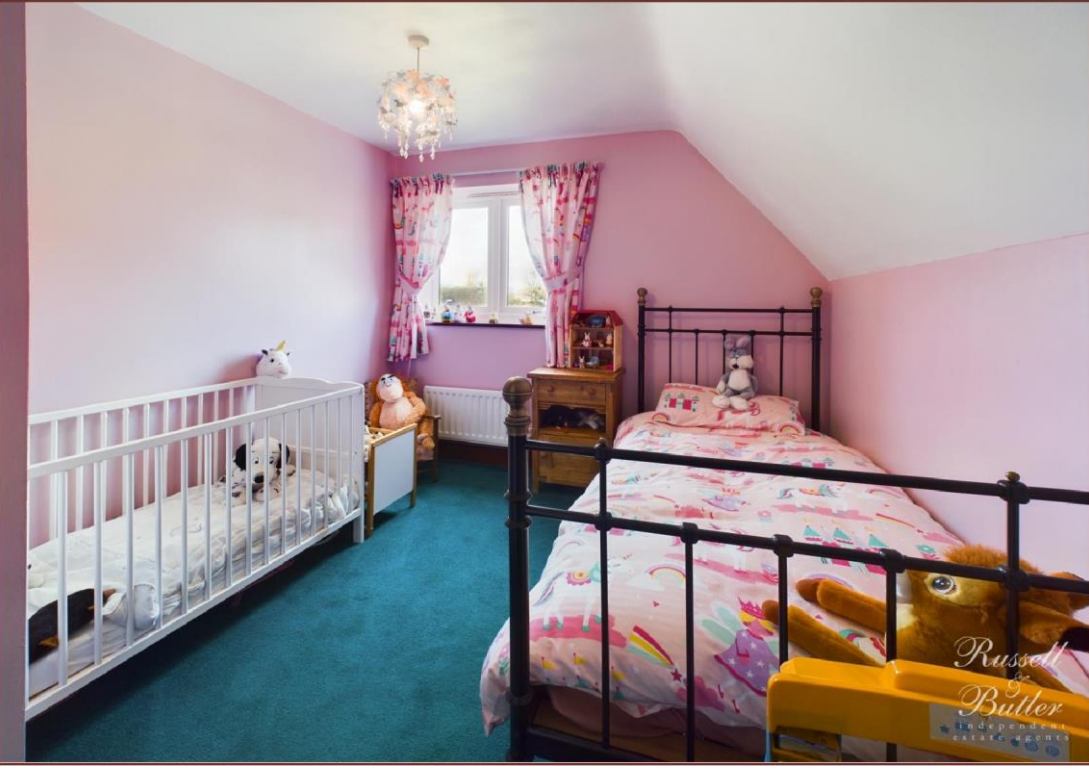
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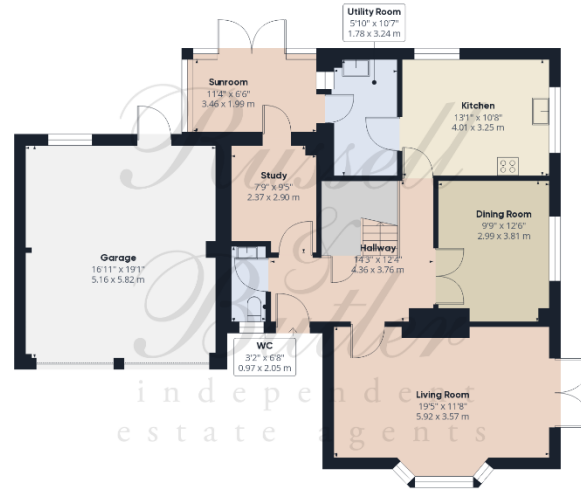


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Floor 0



Floor 1

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

2135.16 ft<sup>2</sup>  
198.36 m<sup>2</sup>

Reduced headroom

62.36 ft<sup>2</sup>  
5.79 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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