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# Foxglove Close, Buckingham, MK18 1FU

## Asking Price £575,000 Freehold

A four bedroom extended detached house offered in excellent order throughout and benefitting from gas to radiator central heating, UPVC double glazing, a fabulous open plan kitchen/dining/sitting room with the kitchen fitted to a high standard with integrated appliances and centre island, two further reception rooms, two re-fitted En-suite shower rooms and a re-fitted family bathroom. The accommodation comprises: Entrance hall, cloakroom, open plan kitchen/dining/sitting room, family/games room, study, utility room, bedroom one with En-suite shower room, guest bedroom with En-suite shower room, two further bedrooms, family bathroom, rear garden and parking for at least three cars. N.B. The garage has been part converted to the family/games room, and retains part as useful storage. Energy rating C.



### **Entrance**

Composite double glazed entrance door to:

### **Entrance Hall**

Radiator, Amtico flooring, stairs rising to first floor, mains smoke alarm.

### **Cloakroom**

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, ceramic tiled floor, radiator, extractor fan.

### **Study**

3.15m x 2.70m

Radiator, Amtico flooring, Upvc double glazed window to front aspect.

### **Family/Games Room**

Inset LED downlighters, Upvc double glazed window to side aspect.

### **Open Plan Living/Kitchen/Diner**

7.53m Max x 6.28m Max

Fabulous refitted kitchen comprising inset ceramic sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, Granite work surfaces, split level electric double oven and grill, integrated microwave, large centre island with induction hob incorporating integral extractor, breakfast bar with Granite work surfaces, space for American style fridge freezer, Amtico flooring, two tall double radiators, Inset downlighters, two skylights, double glazed sliding patio doors to rear garden, integrated ceiling speakers.

### **Utility Room**

3.53m Max x 2.68m Max

Refitted in the same style as the kitchen with inset ceramic sink with mono bloc mixer tap, cupboard under, further range of base units with Granite work surfaces over, broom cupboard, larder cupboard and cupboard housing "Baxi" gas fired boiler supplying both radiator central heating and domestic hot water, integrated dishwasher, Amtico flooring, plumbing for automatic washing machine, LED downlighters, Upvc double glazed door to side, boot cupboard.

### **First Floor Landing**

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

### **Bedroom One**

3.72m x 3.19m

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

### **En-Suite**

Refitted to comprise double width shower cubicle with "Aqualisa" shower, wash hand basin with cupboard under, low flush wc, full ceramic tiling to all walls, inset LED downlighters, extractor fan, ladder towel radiator, Upvc double glazed window to side aspect.

### **Bedroom Two**

3.50m Max to rear of wardrobe, 2.59m to front of wardrobe x 2.72m + Door recess.

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

### **En-Suite**

Refitted to comprise fully tiled shower cubicle with "Aqualisa" shower, wash hand basin with cupboard under, low flush wc, full ceramic tiling to all walls, ladder towel radiator, extractor fan, Upvc double glazed window to side aspect.

### **Bedroom Three**

3.86m x 3.13m

Radiator, Upvc double glazed window to rear aspect.

### **Bedroom Four**

3.63m x 2.38m + Door recess

Radiator, Upvc double glazed window to rear aspect.

### **Family Bathroom**

Refitted white suite of panel bath with "Aqualisa" shower over and glazed screen, wash hand basin with cupboard under, low flush wc, inset LED downlighters, extractor fan, Upvc double glazed window to side aspect, ladder towel radiator.

### **Front Garden**

Block paved drive providing parking for at least three cars, shrub borders, gated side access to rear garden.

### **Rear Garden**

Laid to Astro turf, deep shingle borders, pergola and timber decking, fully enclosed by timber fencing,.

### **Former Garage which is now a store**

Up and over door, power and light connected.

### **Please Note**

All mains services connected.

EPC Rating: C

Council Tax Band: E

**BROADBAND/MOBILE COVERAGE:** Standard & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 900Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

### **N.B.**

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.



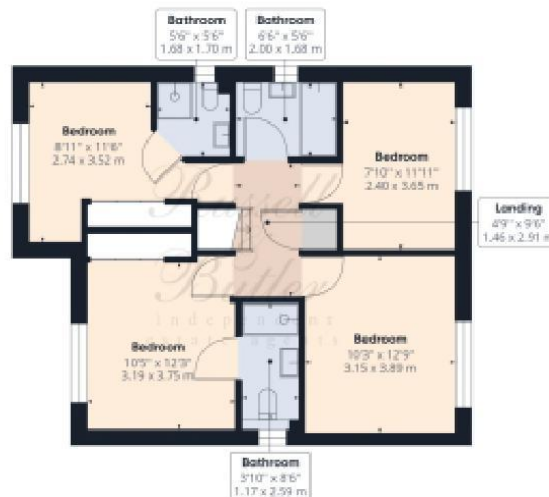


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Floor 0



Floor 1

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

1,493.43 ft<sup>2</sup>  
 138.74 m<sup>2</sup>

Reduced headroom

2.05 ft<sup>2</sup>  
 0.19 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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