

Russell & Butler

independent estate agents

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Highlands Road, Buckingham, MK18 1PL

Asking Price £600,000.00 Freehold

A rare opportunity to purchase this three double bedroom detached house, situated in one of Buckingham's most sought after locations. The property benefits from gas to radiator central heating, UPVC double glazing, garage and a very good sized established rear garden. The accommodation comprises: Entrance hall, sitting room, dining room, conservatory, kitchen, side lobby, cloakroom, three bedrooms, bathroom, separate W.C., garage and large gardens. No onward chain. Energy rating D.



Open Porch

Entrance door to:

Entrance Hall

Double radiator, stairs rising to first floor, two under stair storage cupboards.

Sitting Room

16' 11" X 13' 8" (5.16m into Bay x 4.18m Max)

Adam style fireplace with electric fire, two double radiators, two Upvc double glazed windows to side aspect, Upvc double glazed Bay window to front aspect.

Dining Room

13' 6" X 13' 8" (4.14m X 4.17m)

Adam style fireplace with electric fire, two double radiators, Upvc double glazed window to side aspect, French door and window to conservatory.

Conservatory

11' 8" X 9' 3" (3.58m X 2.83m)

Double French doors to rear garden.

Kitchen

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring gas hob with split level electric double oven and grill, extractor hood, integrated dishwasher, walk in pantry cupboard, with shelving and light, Upvc double glazed window and door to side entrance.

Side Entrance

Useful storage room with access to garage, W.C. and boiler room, double glazed sliding door to side.

Boiler room

"Glow worm" gas fired boiler supplying both central heating and domestic hot water, plumbing for automatic washing machine.

Cloakroom

White suite of wash hand basin, low flush wc, Upvc double glazed window to rear aspect, double radiator.

First Floor Landing

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

Bedroom One

14' 2" X 13' 2" (4.32m x 4.02m to rear of wardrobe, 3.47m to front of wardrobe)

Double radiator, range of fitted wardrobes with storage cupboards over, vanity sink unit, double width fully tiled shower cubicle, extractor fan, Upvc double glazed window to rear aspect.

Bedroom Two

17' 7" X 13' 4" (5.37m x 4.07m to front of wardrobe, 3.47m to rear of wardrobe)

Double radiator, fitted wardrobes and storage cupboard, Upvc double glazed Bay window to front aspect.

Bedroom Three

10' 6" X 9' 7" (3.21m X 2.93m)

Double radiator, storage cupboard, Upvc double glazed window front aspect.

Family Bathroom

10' 1" X 6' 8" (3.09m Max X 2.05m)

White suite of panel bath, wash hand basin, bidet, radiator, heated towel rail, Upvc double glazed window to rear aspect, door to walk in eaves storage.

Separate W.C.

W.C., Upvc double glazed window to rear aspect.

Front Garden

Laid to lawn with flower and shrub border, enclosed by hedge, except for access leading to driveway, side access to rear garden.

Rear Garden

Good size established rear garden laid mainly to lawn with a variety of well stocked flower and shrub beds and borders, paved patio, fully enclosed and not over looked to rear.

Garage

18' 6" X 9' 0" (5.65m X 2.75m)

Double wooden doors, power and light connected, window to side aspect, personal door to back lobby.

Please Note

All mains services connected.

EPC Rating: D Council Tax Band: F

Standard, Superfast & Ultrafast broadband available.

EE, Vodaphone, Three and 02 Voice and Data likely Outdoors

Limited Voice and Data Indoors

Very low risk of flooding from rivers and the sea

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

Mortgage Advice

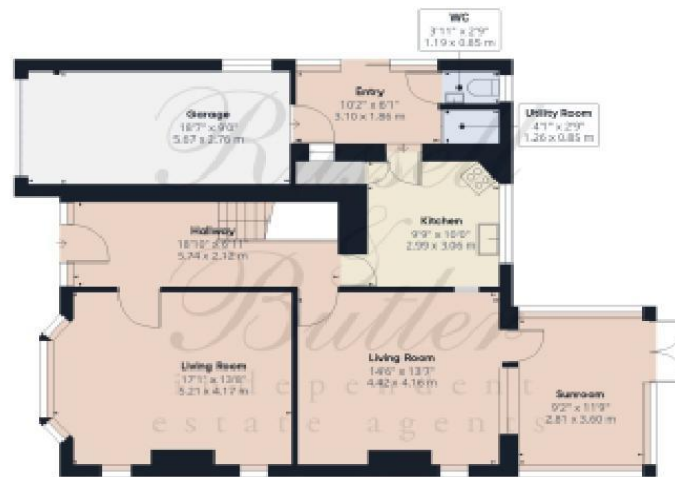
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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Floor 0



Floor 1

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Approximate total area¹⁾

1904.67 ft²
176.95 m²

Reduced headroom

124.61 ft²
11.58 m²

(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.

GIBAFFE 380

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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