

Russell & Butler

independent estate agents

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Kingfisher Road, Buckingham, MK18 7EX Asking Price £539,995.00 Freehold

A four-bedroom detached family home on the popular Badgers development being in catchment for local schooling including the Royal Latin Grammar School and close walking distance to Bourton park and Buckingham town centre. The property benefits further from a garage conversion into an annex that provides a ground floor bedroom with en-suite shower room. The accommodation over two floors fully comprises: Entrance hallway, cloakroom, study/playroom, dual aspect sitting room, dining room open through to a spacious conservatory, kitchen with integrated appliances and a utility room. Annex bedroom and shower room. On the first floor, landing, master bedroom with a range of built in wardrobes and an en suite shower room, three further bedrooms and the family bathroom. Outside there are landscaped and well stocked gardens to the front, side and rear and block paved driveway. EPC rating C.



Entrance

Stairs rising to first floor, radiator, under stairs storage cupboard, coving to ceiling, Upvc double glazed window to front aspect.

Cloakroom

White suite of low level wc, wall mounted wash hand basin, chrome ladder radiator, full height ceramic tiling to walls, Upvc double glazed window to side aspect, ceramic tiled floor.

Sitting Room

18' 7" X 11' 5" (5.68m X 3.48m)

Dual aspect sitting room with Upvc double glazed Box Bay window to front aspect, Upvc double glazed window to rear aspect, two radiators, coving to ceiling.

Dining Room

14' 9" X 9' 8" (4.50m X 2.96m)

Wood laminate flooring, radiator, coving to ceiling, large walk in storage cupboard.

Study

8' 9" X 7' 5" (2.67m X 2.28m)

Upvc double glazed window to front aspect, coving to ceiling, radiator.

Conservatory

11' 1" X 10' 11" (3.38m X 3.35m)

Brick base and Upvc with insulated roof with inset downlighters, two sets of French patio doors to rear garden, wood laminate flooring, radiator.

Kitchen

13' 1" X 7' 9" (4.00m X 2.38m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, built in four ring gas hob, built in electric oven and grill, ceramic tiling to splash areas, ceramic tiled floor, two Upvc double glazed windows, coving to ceiling, integrated fridge freezer.

Utility Room

8' 6" X 5' 2" (2.61m X 1.59m)

Space and plumbing for washing machine, inset single drainer sink unit with mono bloc mixer tap, cupboard under, further storage, Upvc double glazed window to rear garden, Upvc double glazed door to side, cupboard housing Ideal gas fired boiler supplying both domestic hot water and gas to radiator central heating, ceramic tiled floor, chrome ladder radiator, central heating thermostat, 2nd loft access.

First Floor Landing

Access to loft space with ladder and light, coving to ceiling, inset downlights.

Bedroom One

10' 9" X 11' 5" (3.29m X 3.50m)

Benefitting from a range of built in wardrobes with hanging rail and shelving as fitted, inset chest of drawers, coving to ceiling, Upvc double glazed window to rear aspect, radiator.

En-Suite

4' 10" X 6' 9" (1.48m X 2.08m)

Walk in double width shower with shower as fitted, glazed screen, wash hand basin with storage cupboard under, w/c with concealed cistern, chrome ladder radiator, inset downlighters, Upvc double glazed window to side aspect, tiled flooring, light and shaver point.

Bedroom Two

11' 5" X 10' 5" (3.48m X 3.19m)

Upvc double glazed window to rear aspect, radiator, coving to ceiling, inset downlighters.

Bedroom Three

11' 4" X 7' 10" (3.47m X 2.39m)

Radiator, inset downlighters, Upvc double glazed window to front aspect.

Bedroom Four

7' 11" X 7' 1" (2.42m X 2.17m)

Coving to ceiling, radiator, Upvc double glazed window to rear aspect.

Family Bathroom

6' 9" X 5' 7" (2.07m X 1.71m)

White suite of panel bath with separate shower over, glazed screen, pedestal wash hand basin with mixer taps, low level wc, chrome ladder radiator, full height ceramic tiling to all walls, coving to ceiling, inset downlighters, Upvc double glazed window to front aspect, ceramic tiled floor, light and shaver point.

Annexe Bedroom

10' 5" X 8' 8" (3.19m X 2.65m)

Upvc double glazed window to side aspect, coving to ceiling, radiator, wood laminate flooring.

Shower Room

8' 7" X 5' 5" (2.62m X 1.67m)

Suite of double width walk in shower cubicle with shower as fitted, pedestal wash hand basin, low flush wc, ceramic tiled flooring, inset downlighters, full height ceramic tiling to all walls, ladder towel rail.

Front and Rear Gardens

A tiered rear garden with well stocked flower and shrub beds and borders, raised patio, outside tap, laid mainly to lawn, further paved area with timber shed, gated access to either side, fully enclosed by fencing.

Front and side gardens are well maintained with railing fencing to side, steps leading to property entrance with raised and well stocked flower beds, bloc paved driveway to side, replacement fascia gutters and downpipes, side access to rear garden.

Please Note

All main services are connected.

Council tax band EPC rating C

Mobile phone coverage;

Indoor EE likely, Three, O2 and Vodafone limited.

Outside EE, O2, Vodafone and Three Likely

Flood risk:

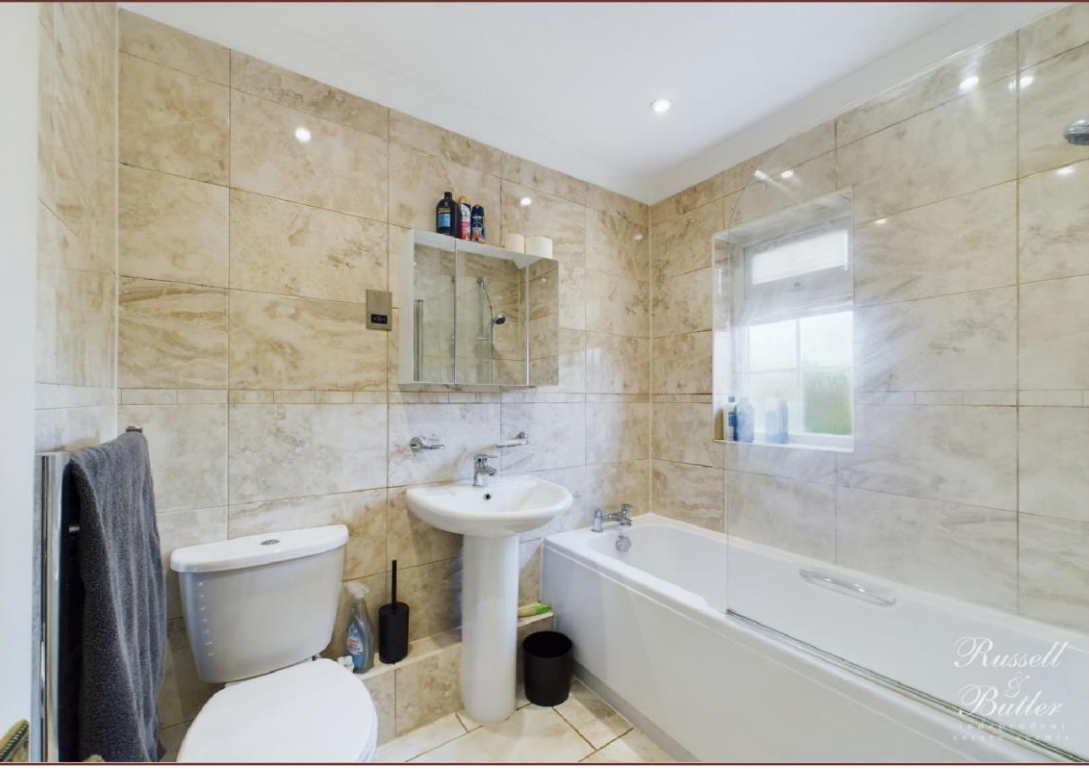
Rivers and the sea: Very low risk

Surface water: Very low risk

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.

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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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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