

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Hilltop Avenue, Buckingham, MK18 1YL

Asking Price £455,000 Freehold

A four bedroom detached house situated on this sought after development and benefitting from a good size fitted kitchen/breakfast room, gas to radiator central heating, wood burning stove to sitting room, Upvc double glazing, En-Suite to main bedroom, garage and garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, bedroom one with En-suite, three further bedrooms, family bathroom, garage, parking and rear garden. NO ONWARD CHAIN. Energy rating D.



Entrance

Stairs rising to first floor, under stairs storage cupboard, inset down lighters, radiator.

Cloakroom

White suite of low level w.c, wash hand basin with storage under.

Sitting Room

17' 8" X 11' 8" (5.41m X 3.57m)

Wood burning stove with sandstone surround, coving to ceiling, double panel radiator, Upvc double glazed window to front aspect.

Dining Room

9' 9" X 10' 10" (2.98m X 3.31m)

Coving to ceiling, Upvc double glazed French doors to patio and rear garden, double panel radiator.

Kitchen

10' 10" X 17' 5" (3.31m X 5.31m)

Fitted to comprise inset 1 ¼ sink unit with mono block mixer tap and cupboard under, further range of base units with granite work surfaces over, integrated fridge & freezer, integrated dishwasher, induction hob, Combi microwave and grill, integrated oven, central island with breakfast bar, ceramic tiled flooring, Upvc double glazed window to rear aspect, Upvc double glazed French doors to rear garden, inset down lighters, double width pantry/storage cupboard, double width utility cupboard with washer/dryer.

First Floor Landing

Airing cupboard housing gas fired combi boiler, coving to ceiling, Upvc double glazed window to side aspect.

Bedroom One

10' 11" X 9' 8" (3.33m X 2.97m)

Built in wardrobes with dressing table and storage, coving to ceiling, inset downlighters, Upvc double glazed window to rear aspect, radiator.

En-Suite

White suite of shower cubicle with shower as fitted, wash hand basin, low level w.c, ceramic tiled floor, Upvc double glazed window to side aspect.

Bedroom Two

11' 8" X 8' 7" (3.58m X 2.63m)

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

Bedroom Three

6' 10" X 10' 11" (2.09m X 3.33m)

Two Upvc double glazed window to rear aspect, two radiators.

Bedroom Four

8' 7" X 6' 9" (2.63m X 2.07m)

Built in cupboard and shelving, Upvc double glazed window to front aspect with views, radiator.

Family Bathroom

Refitted white suite of low level w.c with concealed cistern, pedestal wash hand basin, panel bath with mixer taps, ceramic tiled floor, chrome ladder rail, Upvc double glazed window to side aspect.

Front Garden

Brick paved double width driveway leading to a single garage, laid to lawn with established planting and flower beds.

Rear Garden

A fully enclosed rear garden with paved patio and lawn area, established flower beds, outside tap, outside light and outside power.

Garage

A single garage with up and over door, power and light connected, personal door to side.

Please Note

All mains services connected.

EPC Rating: D. Council Tax Band: E.

Standard and ultrafast broadband available.

Mobile: Indoor - EE, O2 and Vodafone Voice and Data Limited. EE Unlikely.

Outdoor - EE, O2, Three and Vodafone Voice and Data Likely.

Flood Risk: Very low risk of flooding.

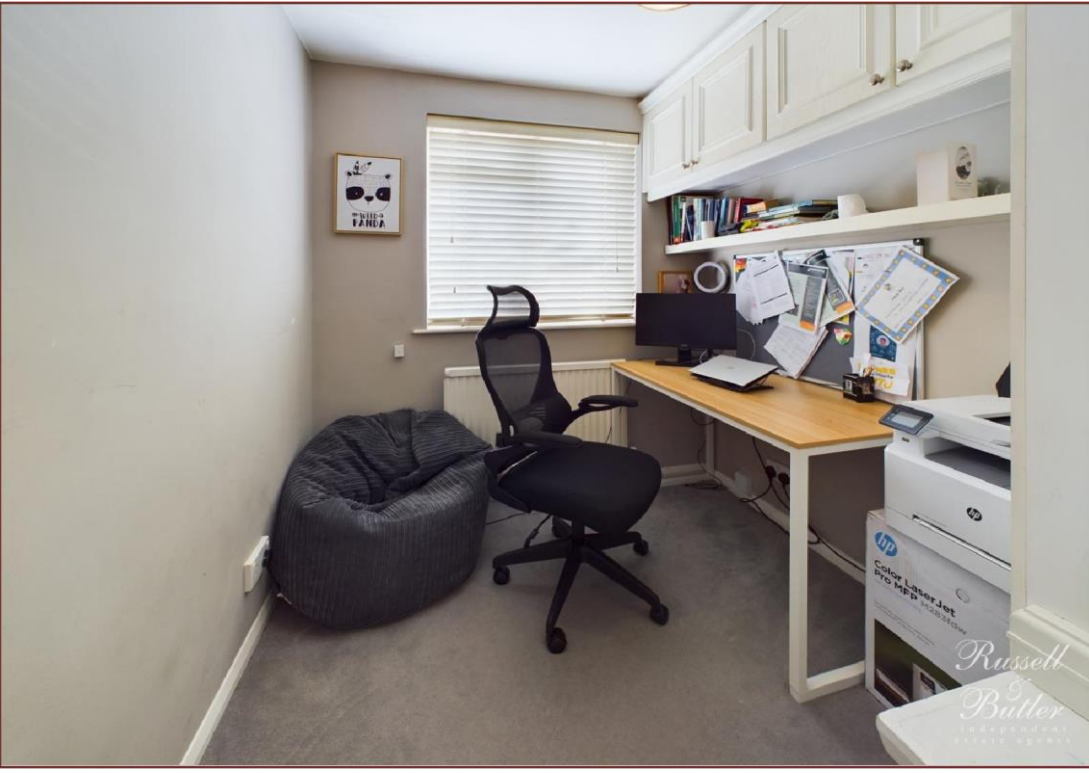
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

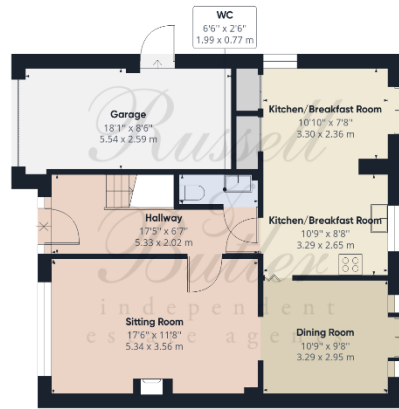
Mortgage Advice

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.



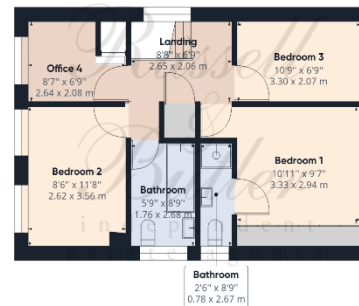






Floor 0

Approximate total area⁽¹⁾
1288.49 ft²
119.70 m²



Floor 1

(1) Excluding balconies and terraces

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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