

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Russell & Butler
independent estate agents

Valley Road, Buckingham, MK18 7BW

Asking Price £550,000.00 Freehold

Situated on a good sized plot, a four bedroom detached family home with a large rear garden and plenty of off road parking. The property is within walking distance of the Royal Latin Grammar school and benefits from a double garage, plenty of storage on both levels and a new gas fired boiler installed in 2023. The accommodation of the property fully comprises: Entrance hall with storage, cloakroom, kitchen/breakfast room, separate utility room with access to the double garage and rear garden, sitting room with doors to the dining room which leads out to the garden, first floor landing, bedroom one with ensuite, three further bedrooms and family bathroom. To the outside front garden, driveway and gated access leading to the rear garden. EPC rating D.



Entrance

Door to:

Entrance Hall

Built in storage cupboard, radiator, stairs rising to first floor.

Cloakroom

White suite of wash hand basin with cupboard under, low level wc, tiling to splash areas, radiator, Upvc double glazed window to front aspect.

Sitting Room

16' 0" X 12' 8" (4.88m Max into shelving x 3.88m + Bay)

Upvc double glazed window to rear aspect, gas fire (not working), two radiators.

Dining Room

11' 8" X 9' 5" (3.57m X 2.89m)

Radiator, sliding door to rear.

Kitchen/Breakfast Room

13' 10" X 9' 5" (4.23m Max x 2.88m Min + Door recess)

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for white goods, contemporary style radiator, Upvc double glazed window to rear aspect, 'Ideal' gas fired boiler, built in larder under stairs.

Utility Room

Stainless steel sink unit with mixer tap, cupboard under, work top over, space for washing machine and dryer, Upvc double glazed window to rear aspect, door to side, access to garage.

First Floor Landing

Access to loft space, radiator, cupboard housing hot water tank with shelving as fitted.

Bedroom One

10' 7" X 9' 11" (3.24m Max + Door recess x 3.03m Max)

Built in storage, built in wardrobe, radiator.

En-Suite

Walk in shower, wash hand basin with cupboard under, low level wc, heated towel rail, tiling to splash areas, Upvc double glazed window to rear aspect.

Bedroom Two

12' 5" X 8' 5" (3.80m x 2.59m plus door recess)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

9' 6" X 8' 9" (2.91m Max x 2.69m Max to rear of wardrobe, 2.12m Min)

Upvc double glazed window to front aspect, radiator, built in wardrobe, built in desk.

Bedroom Four

10' 8" X 6' 3" (3.27m Max x 1.92m Max)

Upvc double glazed window to front aspect, radiator, built in wardrobe, built in storage cupboard, built in desk area.

Family Bathroom

White suite of bath with shower attachment, shower screen as fitted, low level wc, wash hand basin with cupboard under, tiling to splash areas, heated towel rail, Upvc double glazed window to rear aspect.

Outside

Front Aspect

Laid mainly to lawn with driveway, gated side access, outside light.

Rear Garden

Laid mainly to lawn with paved areas, a range of flower and shrub beds, well established trees, outside tap, storage shed with power connected.

Double Garage

17' 9" X 16' 9" (5.43m Max x 5.12m Max)

Power and light connected, two up and over doors, window to side.

Please Note

All mains services connected.

EPC Rating: D

Council Tax Band: E.

Flood Risk: Rivers: Very Low Risk of Flooding.

Surface Water: Very Low Risk of Flooding.

Broadband: Standard and Ultrafast available.

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

EE, Three, O2 and Vodafone Voice and Data limited indoors.

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

Mortgage Advice

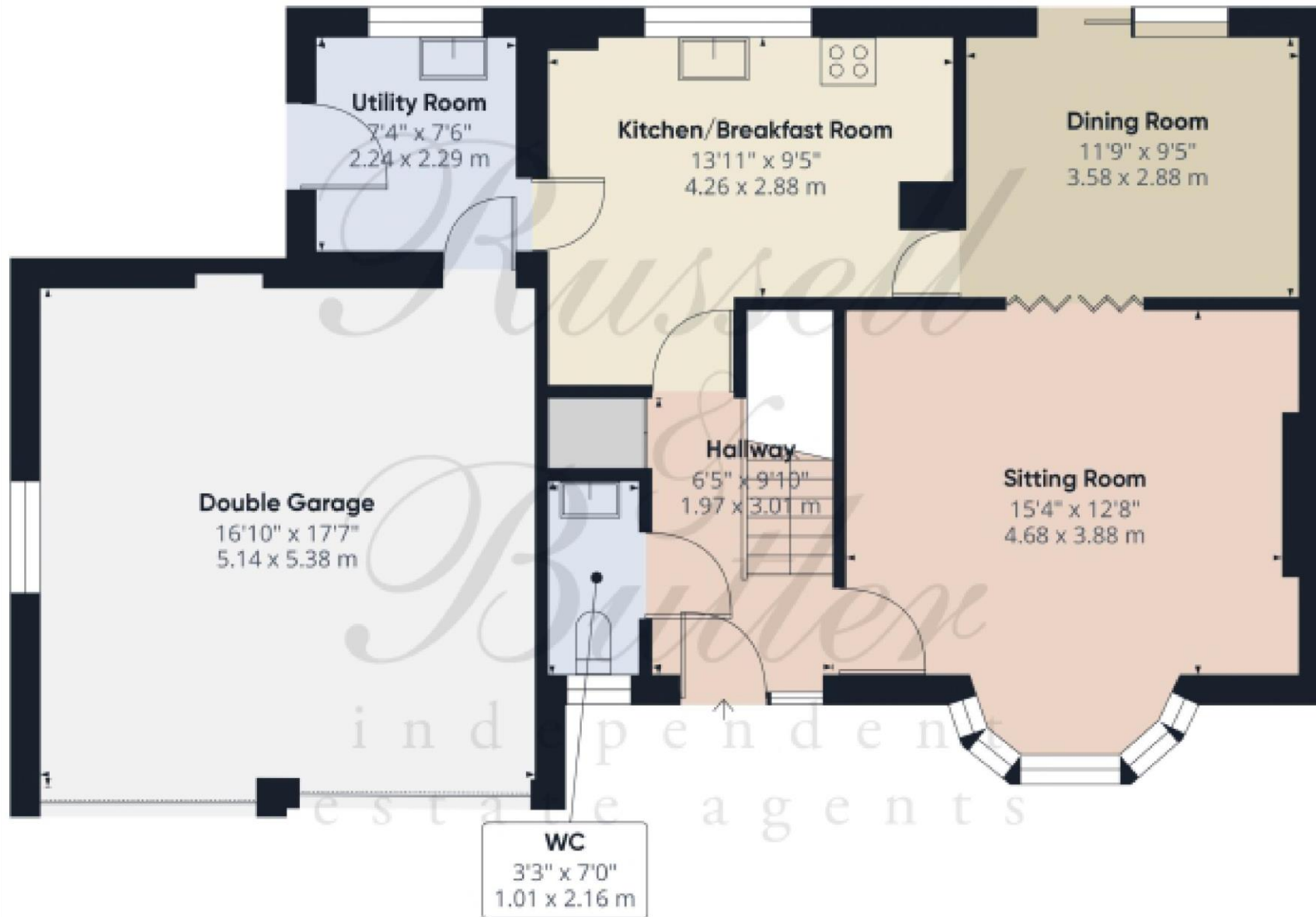
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





*Russell
&
Butler*
independent
estate agents





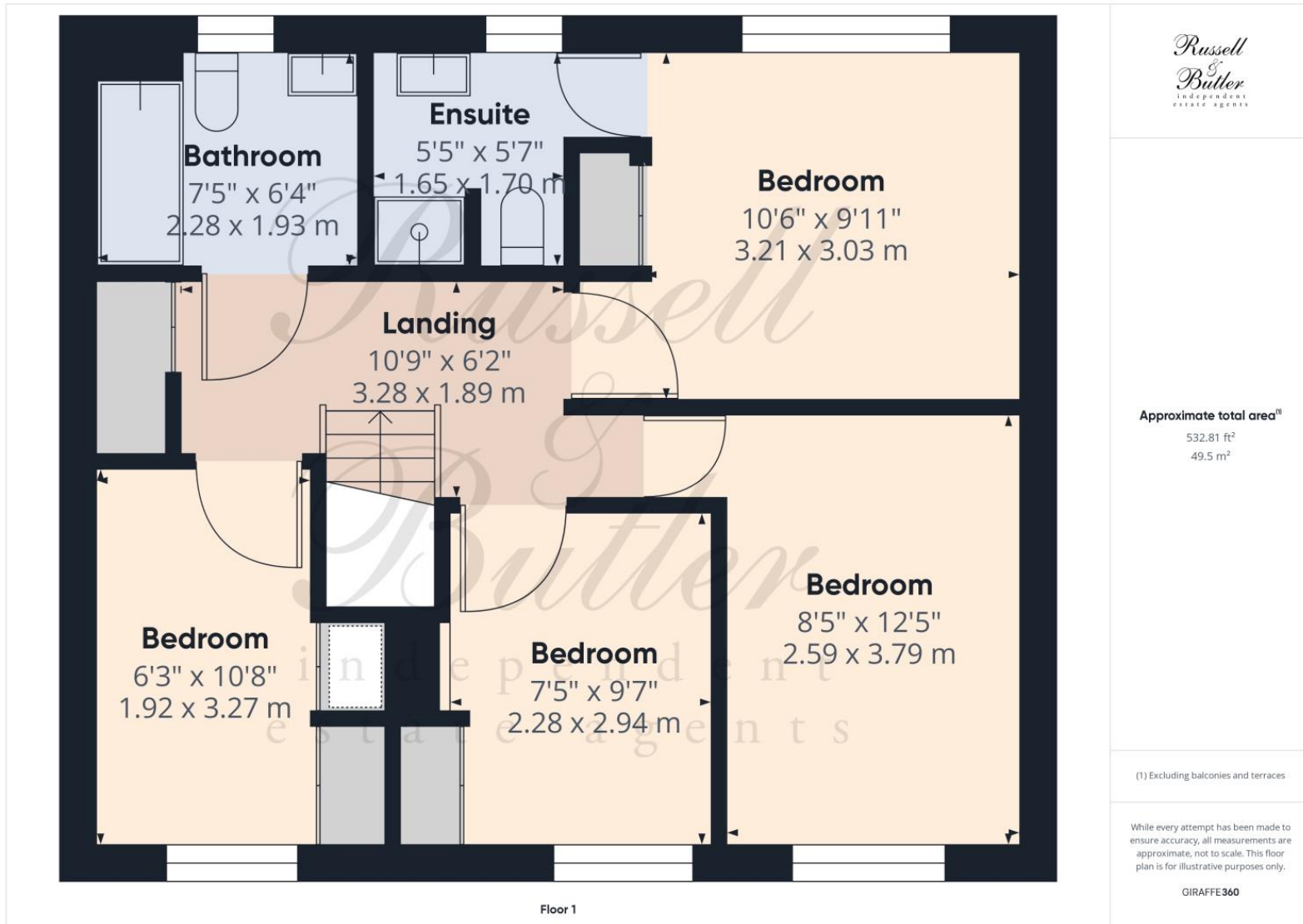
Approximate total area⁽¹⁾

952.5 ft²
88.49 m²

(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.

GRAFFE350



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.

Visit us online: www.russellandbutler.com

