

*Russell & Butler*

independent estate agents

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# Pitchford Avenue, Buckingham, MK18 1GG

**Asking Price £495,000.00**

A four bedroom link detached house situated in a lovely location within close walking distance of local junior and middle schools and Maids Moreton Playing Fields. The property has the advantages of gas to radiator central heating, UPVC double glazing, fitted kitchen with integrated oven, hob and microwave oven, a large conservatory and an attractive private rear garden. The accommodation comprises: Entrance porch, entrance hall, cloakroom, sitting room, dining room, study, kitchen, utility room, bedroom one with en-suite shower room, three further bedrooms, family bathroom, garage and gardens to front and rear. NO ONWARD CHAIN. Energy rating C.



### Entrance

Upvc double glazed door to entrance porch.

### Entrance Porch

Upvc double glazed windows to side aspect, Upvc double glazed entrance door to:

### Entrance Hall

Radiator, under stairs storage cupboard, stairs rising to first floor.

### Cloakroom

White suite of pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, Upvc double glazed window to side aspect.

### Sitting Room

*10' 11" X 13' 11" (3.33m X 4.25m)*

Adam style fireplace, gas fire point, radiator, Upvc double glazed window to side aspect, Upvc double glazed French patio doors to conservatory.

### Dining Room

*10' 3" X 8' 3" (3.14m X 2.54m)*

Radiator, Upvc double glazed window to front and rear aspects.

### Study

*8' 8" X 8' 0" (2.66m X 2.44m)*

Radiator, Upvc double glazed window to front aspect.

### Conservatory

*19' 11" X 8' 2" (6.08m X 2.51m)*

Upvc double glazed with brick base, glazed roof, Upvc double glazed French patio door to rear garden, double radiator, door to garage.

### Kitchen

*9' 8" X 7' 9" (2.97m X 2.38m)*

Fitted to comprise inset single drainer ceramic sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with extractor hood over, split level electric double oven and grill, plumbing for automatic dishwasher, Upvc double glazed window to front aspect, integrated microwave, porch to.

### Utility Room

*7' 10" X 4' 10" (2.41m X 1.49m)*

Access to loft space with light and power point, fully boarded with loft ladder, potential to convert, Upvc double glazed window to side aspect, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted.

### Bedroom One

*11' 4" X 9' 11" (3.47m X 3.04m)*

Radiator, two double built in wardrobes with hanging rail, shelving and drawers as fitted, Upvc double glazed windows to front and side aspects.

### En-Suite

White suite of double width fully tiled shower cubicle with "Mira" shower, pedestal wash hand basin, low flush wc, ladder towel radiator, ceramic half tiling to all walls, extractor fan, Upvc double glazed window to side aspect, shaver point.

### Bedroom Two

*9' 5" X 8' 7" (2.88m X 2.62m to front of wardrobe)*

Radiator, built in double wardrobe with hanging rail and shelf, Upvc double glazed window to rear aspect.

### Bedroom Three

*10' 2" X 7' 9" (3.10m X 2.38m)*

Radiator, Upvc double glazed window to rear aspect.

### Bedroom Four

*12' 3" X 7' 6" (3.74m X 2.30m)*

3.74m Max x 2.3m Max

Radiator, Upvc double glazed window to rear aspect.

### Family Bathroom

*6' 9" X 5' 6" (2.06m X 1.69m)*

White suite of panel bath with shower over, glazed screen, pedestal wash hand basin, low flush wc, ceramic tiling to splash area, ladder towel radiator, extractor fan, Upvc double glazed window to side aspect, shaver point.

### Front Garden

Laid to shingle, enclosed by wrought iron railings, tarmac drive to side leading to attached garage, gated side access to:

### Rear Garden

Laid to lawn with flower and shrub borders, patio area, timber shed, door to garage, fully enclosed by timber fencing and not overlooked.

### Garage

*16' 11" X 8' 10" (5.17m X 2.71m)*

Electric roller door, power and light connected, eaves storage space, personal door to conservatory, personal door to rear garden.

### Please Note

EPC Rating: C

Council Tax Band: E

Construction type: Standard

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 1000Mbps 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)

Parking: On driveway

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.







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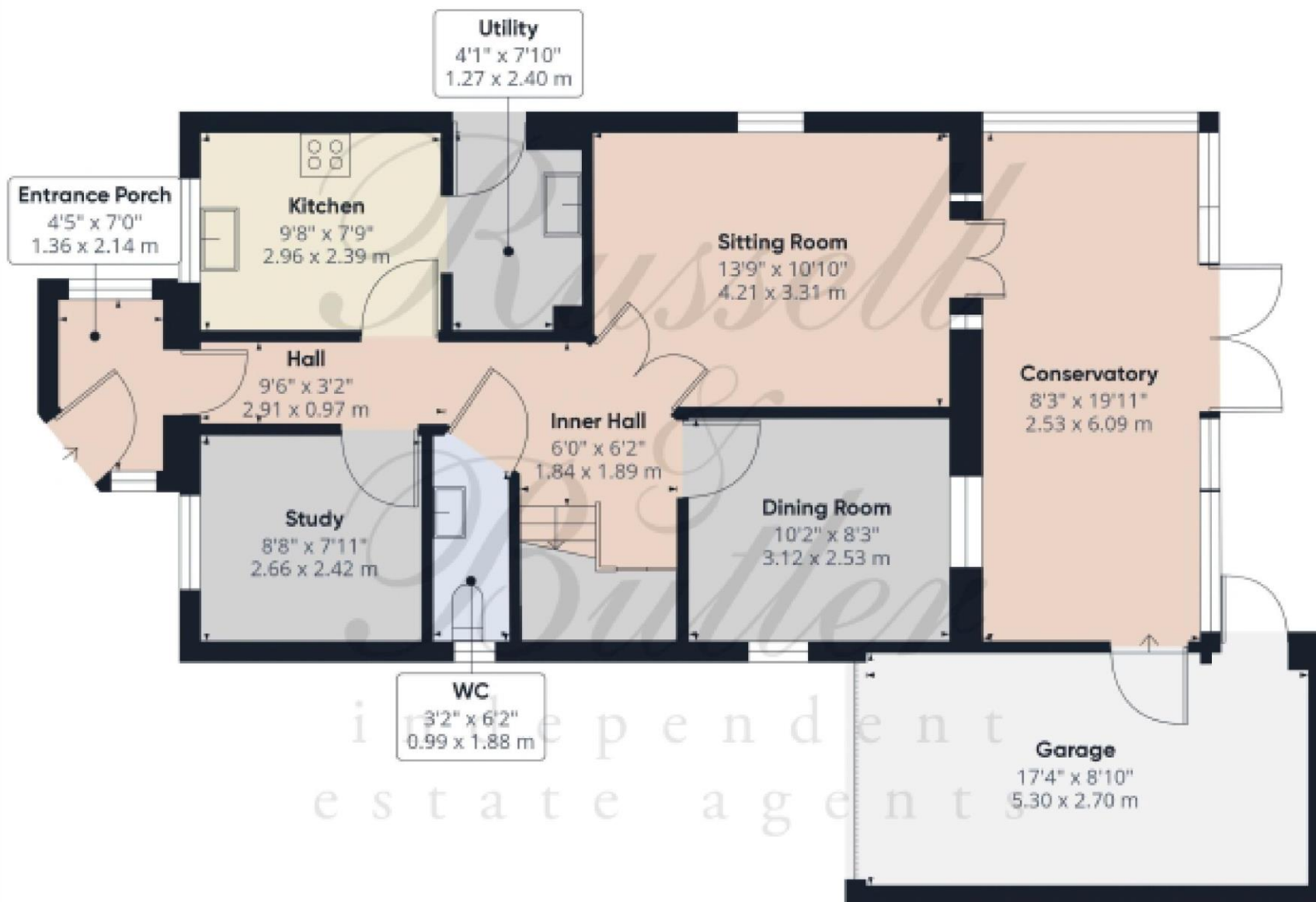
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Approximate total area<sup>(1)</sup>

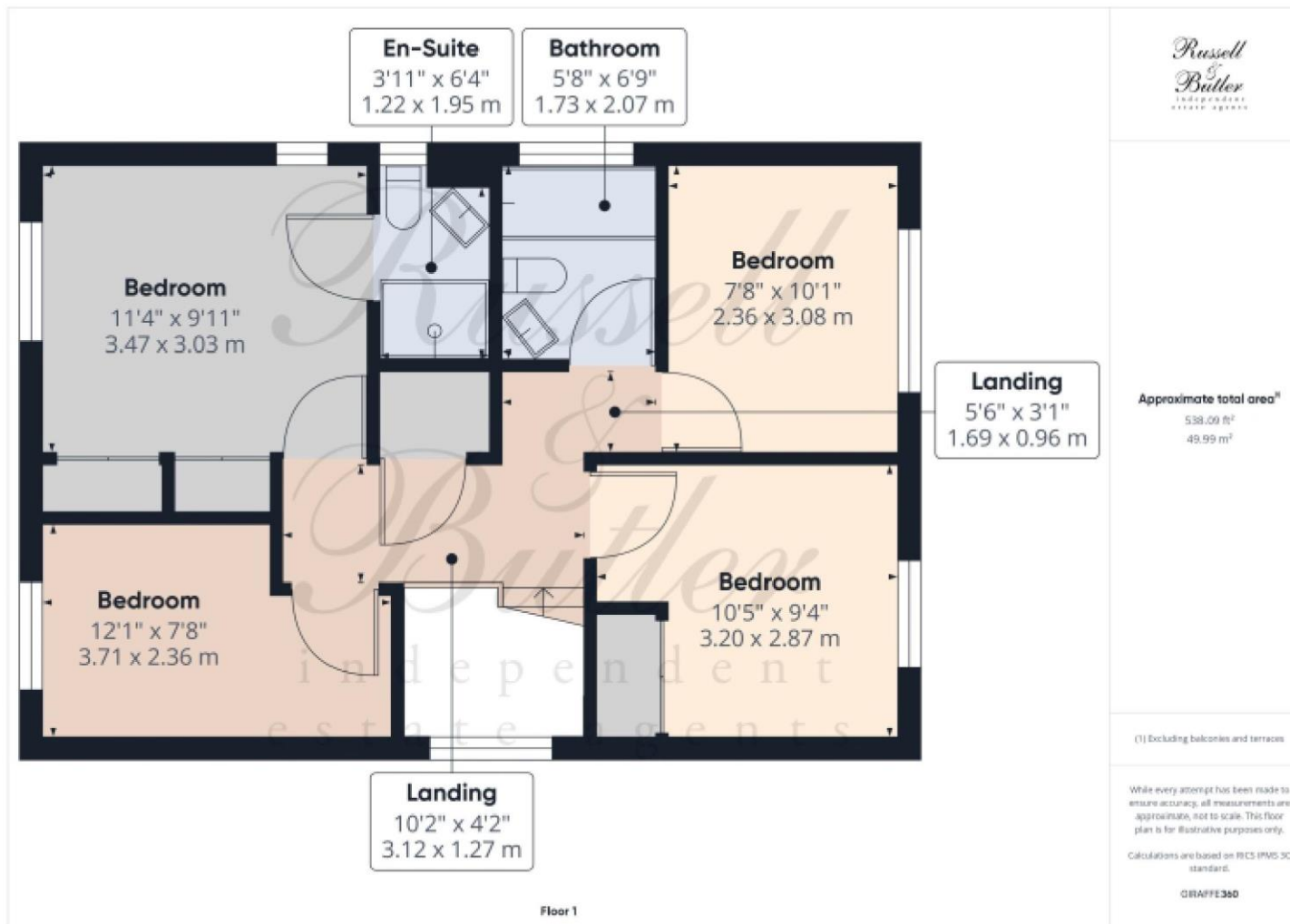
902.02 ft<sup>2</sup>  
83.8 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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.

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