

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Kingfisher Road, Buckingham, MK18 7EY

Asking Price £459,995.00 Freehold

A four bedroom detached family home well situated in a cul de sac location on the popular Badgers development, within walking distance and catchment for Bourton Meadow Academy and the Royal Latin Grammar Schools. The property benefits from a refitted gas fired boiler in 2023, driveway parking and fully comprises: Entrance hall, ground floor cloakroom, sitting room, dining room, kitchen, laundry room which offers a variety of further uses and access to the integral garage. On the first floor, bedroom one with ensuite shower room, three further bedrooms and a family bathroom. To the front driveway offering plenty of off road parking, gated side access leading to an enclosed rear garden. There is Upvc double glazing throughout & gas to radiator central heating. EPC rating D.



Entrance

Door to:

Entrance Hall

Under stairs storage cupboard, radiator, stairs rising to first floor.

Cloakroom

Low level wc, wash hand basin, Upvc double glazed window to front aspect, tiling to splash areas, radiator.

Sitting Room

5.74m Max, 4.35Min x 3.62m Max, 2.75m Min

Upvc double glazed bay window to front aspect, radiator.

Dining Room

3.18m x 3.01m

Upvc double glazed window to rear aspect, radiator.

Kitchen

3.66m x 2.60m

A range of base and eyelevel units, stainless steel sink unit with mono bloc mixer tap, cupboard under, work top over, tiling to splash areas, space for white goods, integrated oven and hob, extractor over, radiator, Upvc double glazed window to rear aspect.

Utility/Boot Room

4.54m x 2.35

Upvc double glazed window to rear aspect, boiler supplying both domestic hot water and gas to radiator central heating, radiator, door to rear garden.

First Floor Landing

Access to loft space, Upvc double glazed window to side aspect, airing cupboard housing hot water tank with linen shelving as fitted.

Bedroom One

4.02m Max into Bay, 3.15 Min x 3.75m to rear of wardrobe, 2.85m

Upvc double glazed Bay window to front aspect, built in wardrobe with rail and shelving as fitted, radiator.

En-Suite

1.78m x 1.59m

Walk in shower, low level WC, pedestal wash hand basin with mono bloc mixer tap, radiator, Upvc double glazed window to side aspect, tiling to splash areas.

Bedroom Two

3.50m to rear of wardrobe, 2.89m Min x 3.13m

Upvc double glazed window to rear aspect, radiator, built in wardrobe with rail and shelving as fitted.

Bedroom Three

2.25m x 2.23m

Upvc double glazed window to rear aspect, built in cupboard with rail and shelving as fitted, radiator.

Bedroom Four

2.26m x 1.98m

Upvc double glazed window to front aspect, radiator.

Family Bathroom

2.09mx 1.54m

Bath with mixer tap with shower as fitted, low level WC, pedestal wash hand basin, tiling to splash areas, radiator, extractor fan.

Front Aspect

Block paved driveway to front, outside light

Rear Garden

Laid mainly to lawn with paved patio area, a range of flower and shrub beds, outside light, outside tap, three storage sheds, two gated accesses.

Garage

5.87m Max x 2.55m Max

Power and light connected, up and over door.

Please Note

EPC Rating: D.

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 900Mbps 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



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Approximate total area⁽¹⁾

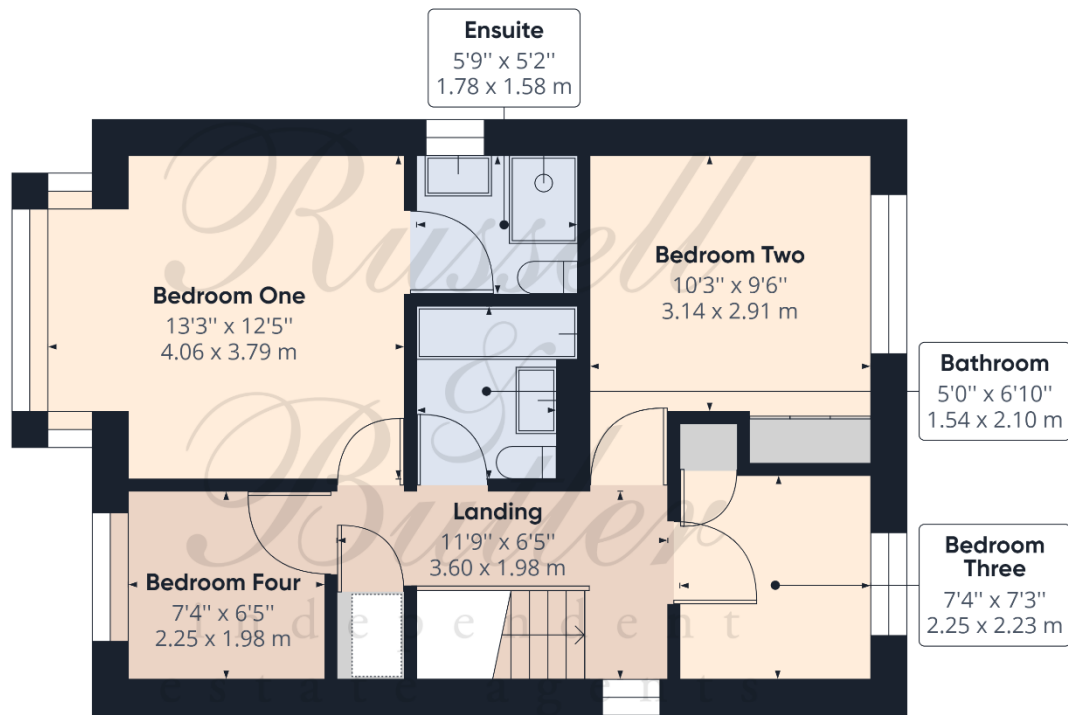
814.40 ft²
75.66 m²

(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.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾
501.20 ft²
46.56 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1

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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