

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Bodenham Close, Buckingham, MK18 7HR

Asking Price £479,950.00 Freehold

A four bedroom extended detached house situated on a sought after development and offering: Gas to radiator central heating, UPVC double glazing, good sized main bedroom and en-suite, sitting room with log burner, corner plot, garage and parking. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room which is open plan through to the kitchen, family room, utility room, bedroom one with en-suite shower room, three further bedrooms, family bathroom, garage and gardens. Energy rating awaited.



Entrance

Door to:

Entrance Hall

Radiator, stairs rising to first floor.

Cloakroom

Low level wc, wash hand basin with mixer tap, radiator, half height tiling, Upvc double glazed window to front aspect.

Sitting Room *16' 7" X 13' 6" (5.08m X 4.12m)*

5.08m Max into Bay x 4.12m Max, 3.53m to front of fireplace
Upvc double glazed window to front aspect, two radiators, fireplace with wood burner, open through to:

Kitchen/Diner *16' 11" X 8' 11" (5.18m X 2.73m)*

5.18m Max x 3.16m Max, 2.73 Min

Kitchen

Kitchen: A range of base and eyelevel units, one and a quarter stainless steel sink unit with mixer tap, cupboard under, work tops over, integrated oven and grill, integrated hob with extractor hood over, tiling to splash areas, integrated fridge freezer, integrated dishwasher, integrated built in storage cupboard, downlighters, Upvc double glazed window to rear aspect.

Dining Room

Dining Area:
Radiator, downlighters, open through to:

Family Room *11' 10" X 8' 2" (3.62m X 2.51m)*

Upvc double glazed window to side aspect, Upvc double glazed window to rear aspect, Upvc double glazed French door to rear, downlighters, Upvc double glazed window to side aspect, Velux window to rear.

Utility room

A range of base units, stainless steel sink unit with mixer tap, cupboard under, work top over, space and plumbing for washing machine, built in shelving, Upvc double glazed window to rear aspect, door to rear, 'Viessmann' gas fired boiler supplying both domestic hot water and gas to radiator central heating, radiator, downlighter, access to garage.

First Floor Landing

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

Bedroom One *12' 2" X 11' 6" (3.72m X 3.52m)*

3.72m + Door recess x 3.52m Max
Upvc double glazed window to front aspect, radiator, downlighters.

En-Suite

Fully tiled walk in shower, white suite of low level wc, pedestal wash hand basin with mixer tap, heated towel rail, Upvc double glazed window to rear aspect, half height tiling, shower point, downlighters.

Bedroom Two *11' 3" X 9' 0" (3.45m X 2.76m)*

3.45m to front of wardrobes x 2.76m + door recess
Upvc double glazed window to rear aspect, radiator, built in wardrobe, sink with cupboard under, tiling to splash areas.

Bedroom Three *11' 6" X 8' 10" (3.52m X 2.70m)*

3.52m x 2.7m + Door recess
Upvc double glazed window to front aspect, radiator.

Bedroom Four *8' 8" X 7' 10" (2.65m X 2.40m)*

2.65m Max to rear of stair bulk x 2.4m Max to rear of stair bulk
Upvc double glazed window to front aspect, radiator.

Family Bathroom

White suite of bath with mixer tap, low level wc, pedestal wash hand basin with mixer tap, heated towel rail, full height tiling, downlighters, Upvc double glazed window to rear aspect.

Outside

Front Aspect

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

Rear Garden

Laid mainly to lawn with flower and shrub beds, patio areas, large storage shed with power connected, gated side access, outside tap, outside light.

Garage *15' 7" X 8' 6" (4.77m X 2.60m)*

4.77m, 3.65m Min x 2.6m Max
Up and over door, power and light connected.

Please Note

EPC Rating: TBC.

Council Tax Band: D. May change due to extension

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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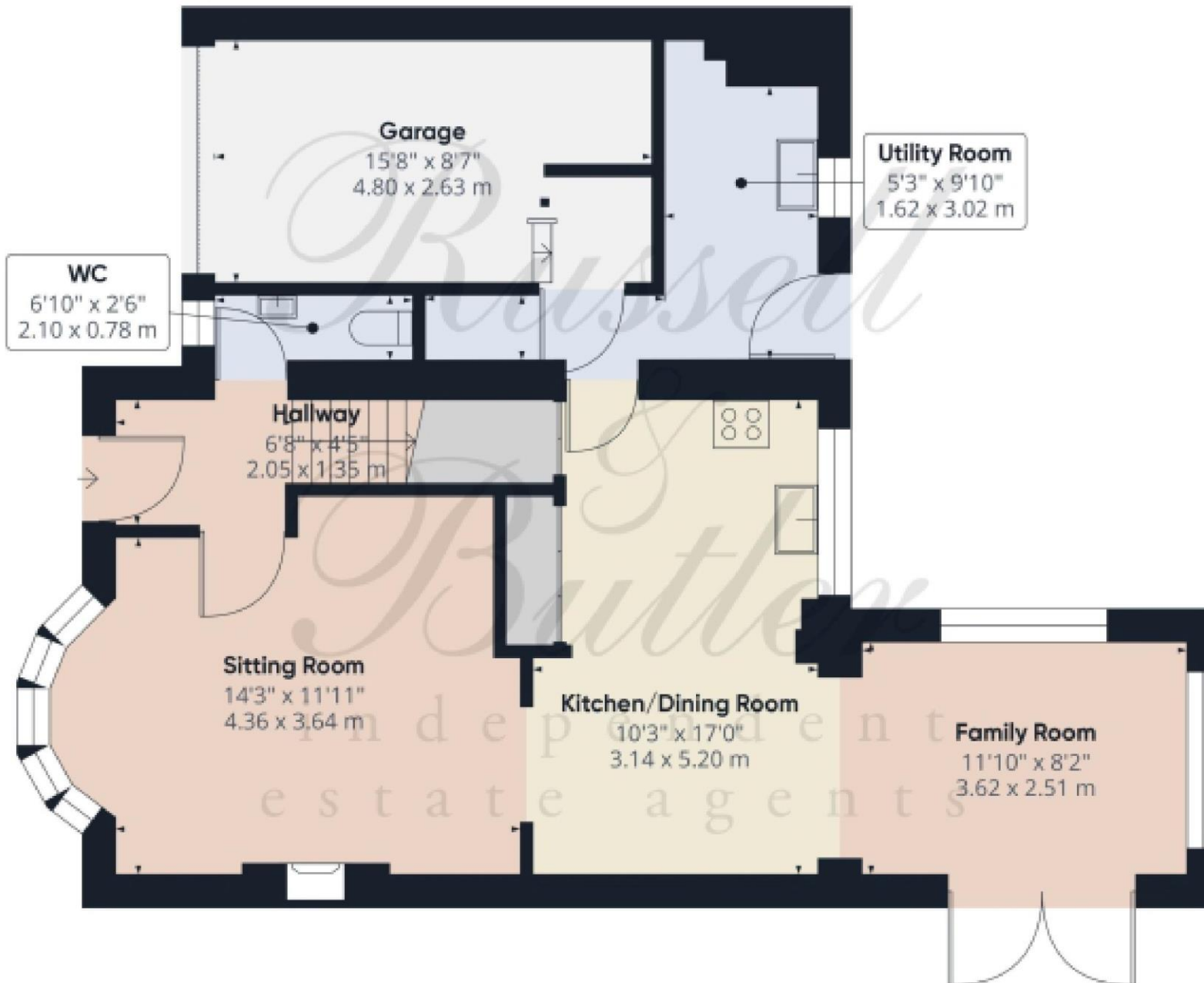


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Approximate total area⁽¹⁾

769.4 ft²

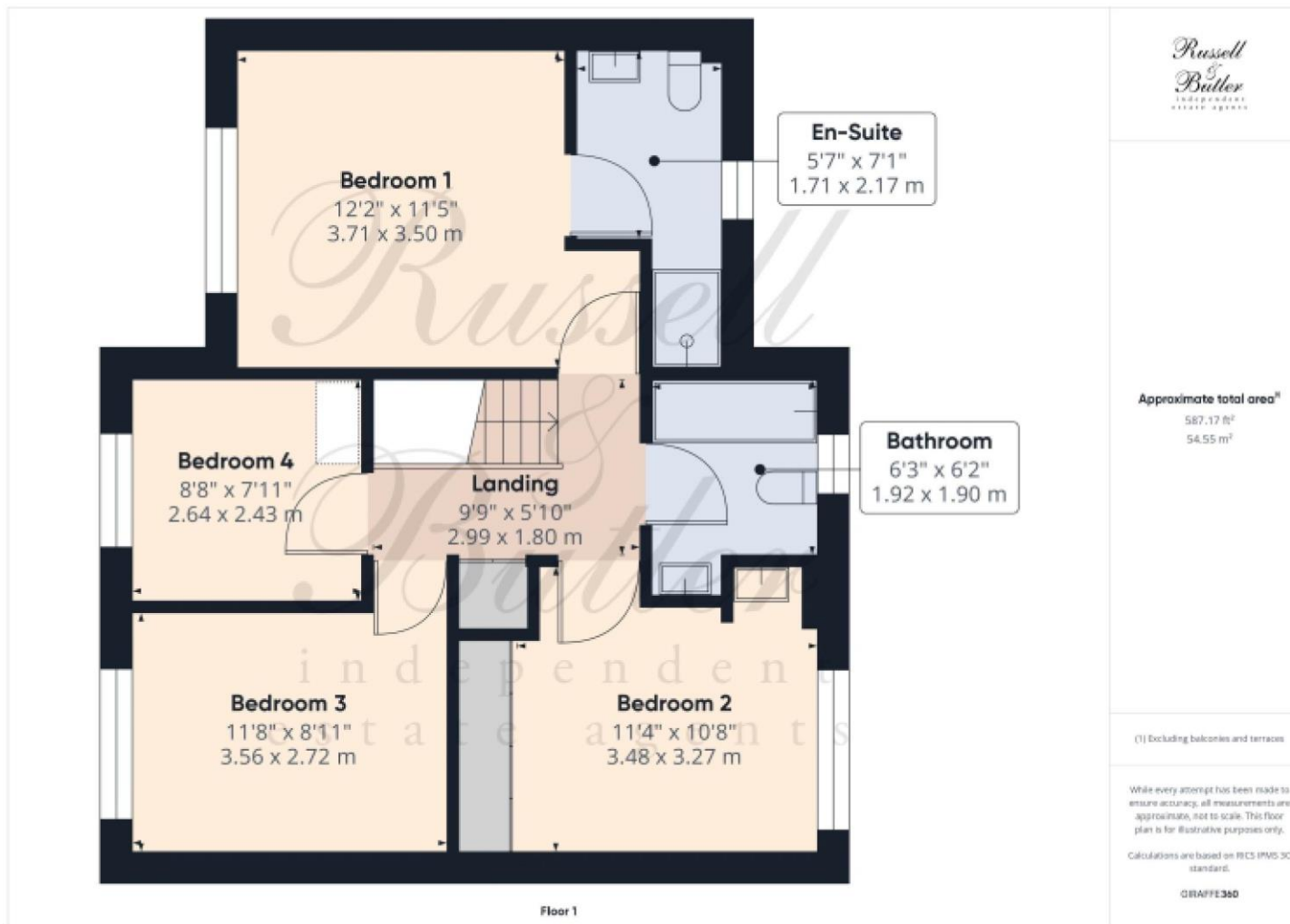
71.48 m²

(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.

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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