

*Russell & Butler*  
i n d e p e n d e n t   e s t a t e   a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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**Beni-Mora, West Street, Buckingham, MK18 1HP**  
**Asking Price £635,000 Freehold**

A rare opportunity to purchase this four bedroom detached bungalow situated within easy walking distance of the town centre and with a large rear garden backing onto The River Great Ouse. The bungalow has the benefits of gas to radiator central heating, a fitted Kitchen/Dining Room, UPVC double glazing, two shower rooms, a double width garage, parking for several vehicles and a large useful basement. The accommodation comprises: Entrance hall, sitting room, kitchen/dining room, conservatory, two ground floor bedrooms, two first floor bedrooms, two ground floor shower rooms, good size garden, double garage, basement and extensive parking. NO ONWARD CHAIN. Energy rating D. Council Tax Band F.



**Entrance**

Composite double glazed entrance door to:

**Entrance Hall**

Radiator, built in storage cupboard, open through to inner hall with stairs rising to first floor, under stairs storage cupboard, radiator, Upvc double glazed window to rear aspect.

**Sitting Room**

*20' 3" X 14' 0" (6.19m X 4.29m)*

Limestone fireplace with gas fired log burner style fire, two radiators, Upvc double glazed window to side aspect, Upvc double glazed single panel door to conservatory.

**Conservatory**

*17' 3" X 6' 3" (5.28m X 1.91m)*

Upvc conservatory with power and light connected, ceiling fan.

**Kitchen/Dining room**

*15' 8" X 11' 5" (4.80m X 3.49m)*

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, ceramic tiling to splash areas, four ring gas hob with extractor canopy over, split level double oven and grill, plumbing for automatic washing machine and dishwasher, vent for tumble dryer, radiator, inset downlighting, Upvc double glazed windows to front and side aspects, Upvc double glazed stable door to side.

**First Floor Landing**

Door to bedroom

**Ground Floor Bedroom One**

*14' 1" X 13' 4" (4.3m x 4.07m to front of wardrobe)*

Radiator, range of built in wardrobes, Upvc double glazed window to rear aspect.

**Ground Floor Bedroom Two**

*15' 5" X 6' 7" (4.72m X 2.02m)*

Radiator, built in cupboard, double width airing cupboard housing hot water tank with immersion heater and linen storage as fitted.

**Ground Floor Shower Room**

White suite of pedestal wash hand basin, low flush wc, fully tiled shower cubicle, Upvc double glazed window to side aspect, inset downlighting, extractor fan, ladder towel radiator.

**Ground Floor Shower Room**

*9' 1" X 7' 6" (2.79m X 2.31m)*

White suite of wash hand basin with drawer under, walk in shower, low flush wc, ceramic half height tiling to walls, inset downlighters, extractor fan, Upvc double glazed window to front aspect, ladder towel radiator.

**First Floor Bedroom Three**

*13' 0" X 8' 5" (3.98m x 2.58m Min to recess)*

Radiator, sealed unit double glazed Velux window to rear aspect.

**First Floor Bedroom Four**

*13' 1" X 10' 6" (3.99m Max X 3.21m)*

Radiator, Sealed unit double glazed Velux window to rear aspect, access to loft storage space.

**Front Aspect**

Approached via a large tarmac driveway accessed via a five bar gate providing parking for several cars, gated side access to right and left leading to rear garden.

**Rear Garden**

Good sized south facing rear garden with large paved patio, steps leading down to lawn divided by a path which leads to the decking backing onto the River Great Ouse, timber decked ramp provides wheelchair access to various mature trees, flower and shrub beds and borders.

**Garage**

*16' 10" X 16' 10" (5.14m X 5.14m)*

Up and over door, power and light connected, "British Gas" gas fired boiler supplying both central heating and domestic hot water, door to rear, stairs to basement.

**Basement**

Divided into several rooms providing various uses such as work shop, games rooms etc.

**Please Note**

EPC Rating: D.

Council Tax Band: F.

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.



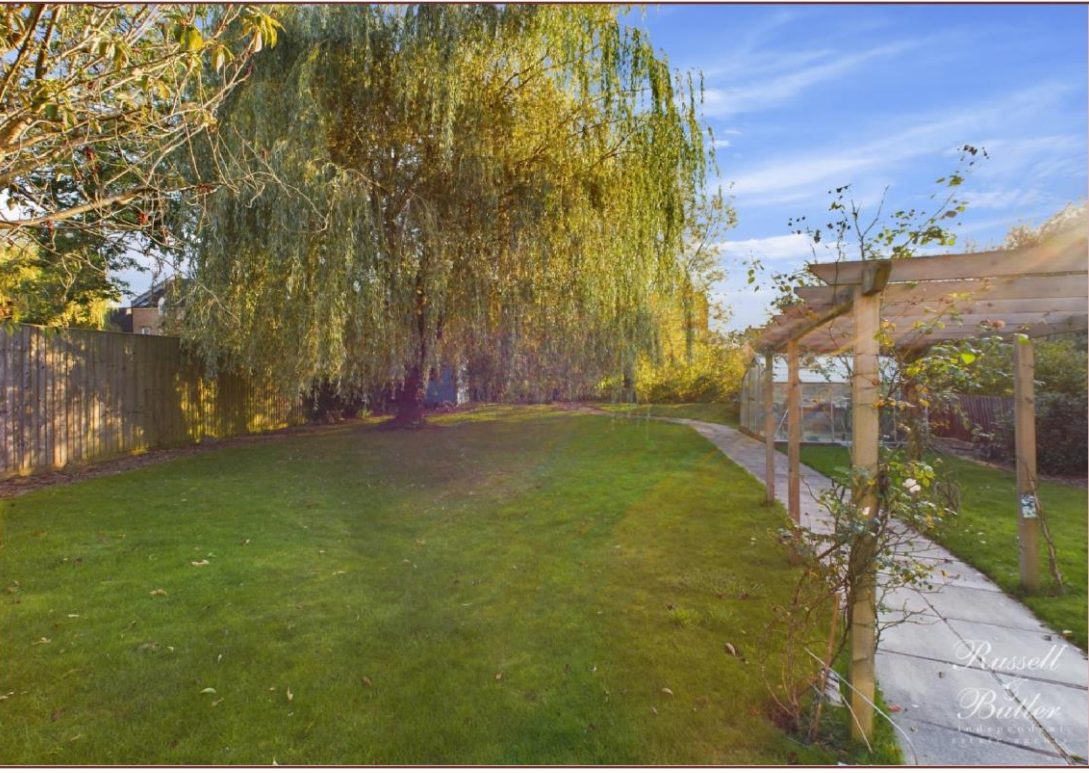
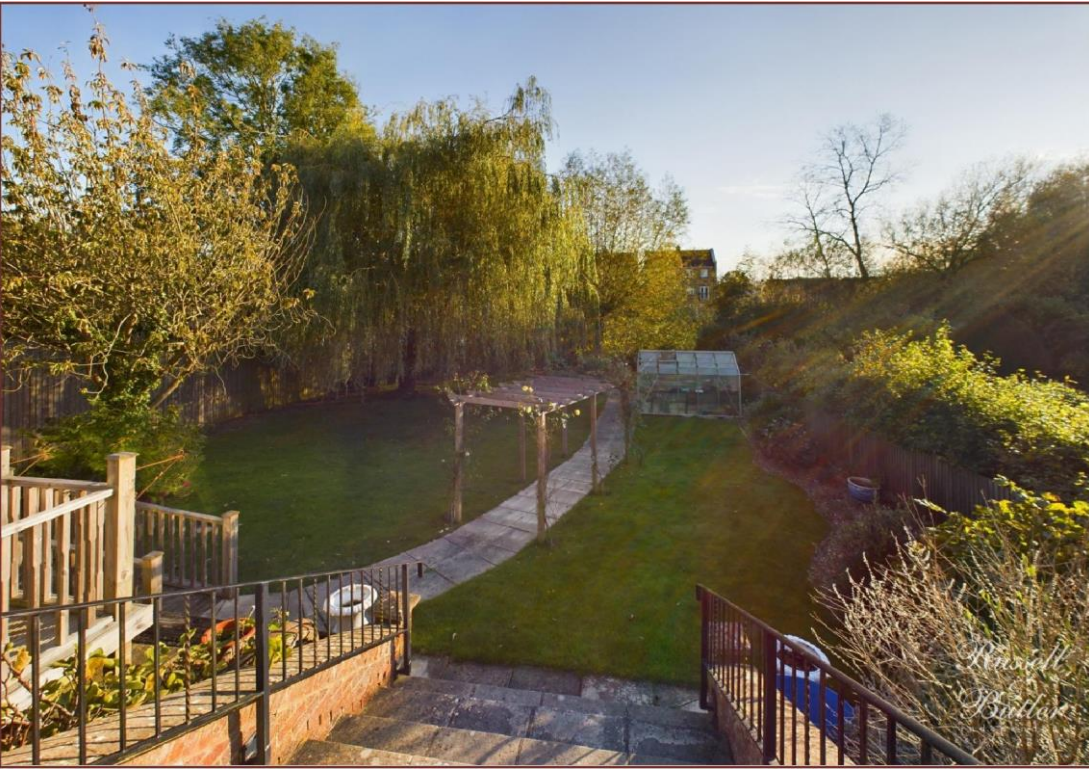






*Russell  
& Butler*  
independent  
estate agents









Approximate total area<sup>1</sup>

1545.26 ft<sup>2</sup>

143.56 m<sup>2</sup>

(1) Excluding balconies and terraces

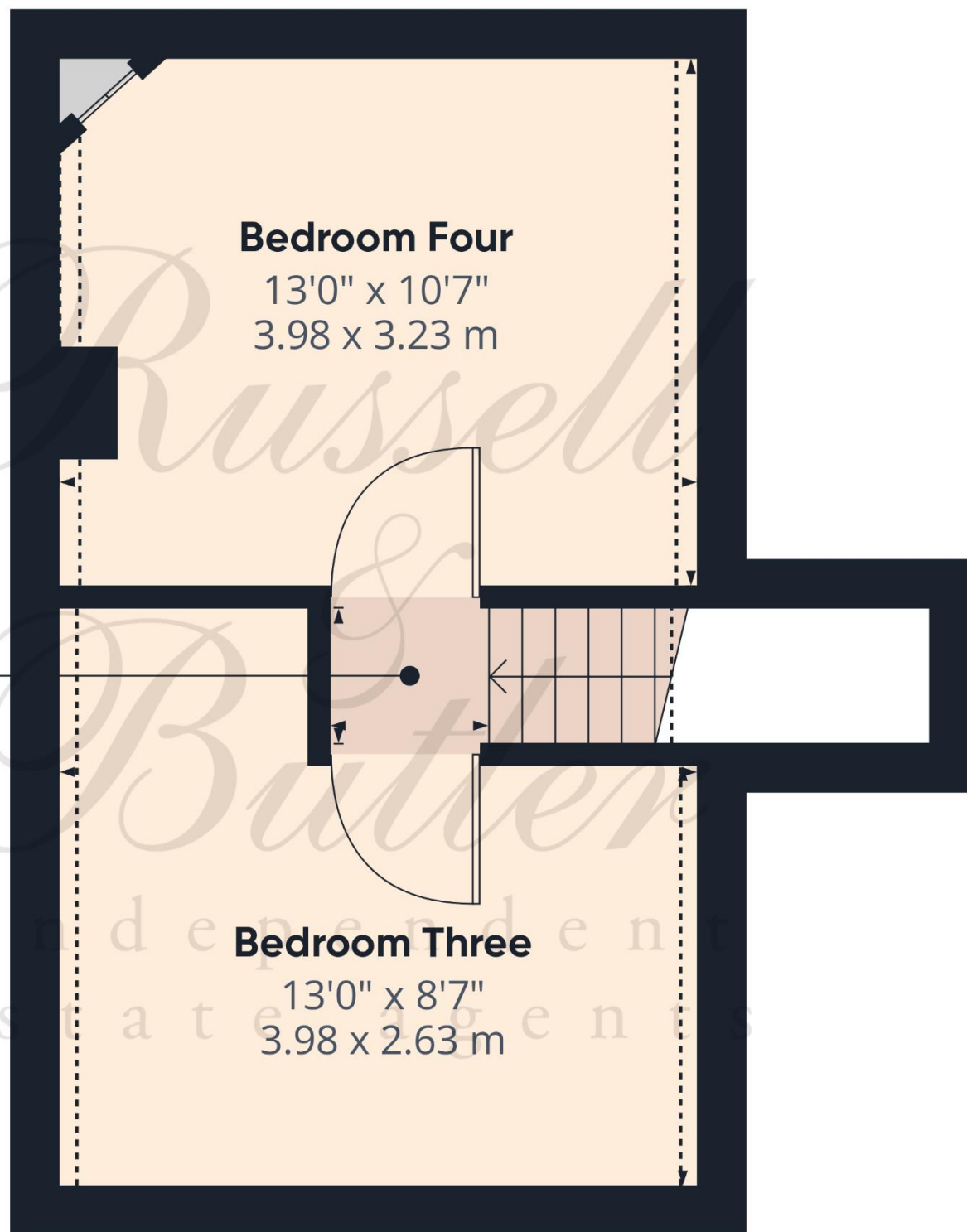
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFF350

Floor 0

**Landing**  
3'1" x 2'9"  
0.96 x 0.86 m



**Bedroom Four**

13'0" x 10'7"  
3.98 x 3.23 m

**Bedroom Three**

13'0" x 8'7"  
3.98 x 2.63 m

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

272.55 ft<sup>2</sup>  
25.32 m<sup>2</sup>

**Reduced headroom**

138.53 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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