

Russell & Butler

independent estate agents

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March Edge, Buckingham, MK18 7BP

Asking Price £399,995 Freehold

Presented to a high specification a four bedroom home located on the edge of Bourton Park and within close walking distance to Bourton Meadow Academy & Buckingham town centre. This lovely property has been extended & much improved by the current owners to create a welcoming family home, the property benefits further from being within catchment for the Royal Latin Grammar school. The accommodation in brief: generous size entrance hall, sitting room with feature fireplace with gas effect log burner and French doors out onto the patio, kitchen with high gloss units & range cooker, separate utility room & ground floor cloakroom. The light and airy landing leads to the master bedroom with en-suite shower room, three further bedrooms & the family bathroom with four piece suite. The front of the property overlooks a large green and sides onto Bourton Park, & the rear garden is fully enclosed with large paved patio, timber summer house & shed. EPC TBC. Council Tax Band D.



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Entrance

Door to:

Entrance Hall

7' 5" X 7' 2" (2.27m X 2.20m)

Providing access to family accommodation, double panel radiator, stairs rising to first floor, half panelling to walls, Upvc double glazed window to front aspect.

Cloakroom

White suite of low level wc, pedestal wash hand basin, cupboard under, inset downlighters, extractor fan, ceramic tiled floor.

Sitting Room

17' 7" X 17' 1" (5.37m X 5.22m)

A spacious family sitting room with feature fireplace, gas fire as fitted, stove with mantel and inset lighting, Upvc double glazed window and French doors to patio and rear garden, coving to ceiling.

Dining Room

12' 2" X 8' 0" (3.73m X 2.44m)

Coving to ceiling, radiator, Upvc double glazed window to side aspect, Upvc double glazed French doors to patio and rear garden.

Kitchen/Breakfast Room

14' 6" X 14' 6" (4.43m X 4.42m)

Fitted to a hi-specification to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, further range of wall/drawer and base units all on soft closures, work tops over, ceramic tiling to splash areas, space and plumbing for dishwasher, space for double width fridge/freezer, Eight burner gas range with electric oven and grill under, ceramic tiled floor, filter hood over, under stairs storage cupboard.

Utility Room

7' 11" X 7' 10" (2.43m X 2.39m)

Space and plumbing for washing machine, space for tumble dryer, work tops over, radiator, Upvc double glazed window overlooking the green, cupboard housing British gas combi boiler supplying both domestic hot water and radiator central heating.

First Floor Landing

Access to loft space.

Bedroom One

13' 1" X 9' 9" (3.99m X 2.99m)

Upvc double glazed window to rear aspect with park views, radiator.

En-Suite

8' 3" X 7' 3" (2.54m X 2.21m)

Fitted to comprise walk in double width shower cubicle with glazed screen, wash hand basin with waterfall mixer taps, cupboard under, low level wc, ladder towel radiator, inset downlighters, Upvc double glazed window to rear aspect, tiled flooring.

Bedroom Two

16' 10" X 8' 8" (5.15m X 2.65m)

Radiator, Two Upvc double glazed windows to front aspect with views over the green.

Bedroom Three

8' 10" X 8' 8" (2.71m X 2.65m)

Upvc double glazed window to front aspect with views over the green, radiator

Bedroom Four

9' 1" X 8' 4" (2.77m X 2.56m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

9' 1" X 8' 4" (2.77m X 2.56m)

Spacious family bathroom fitted to comprise panel bath with mixer taps, wash hand basin with taps, cupboard under, low level wc, walk in fully tiled shower cubicle with power shower, extractor fan, inset downlighters, heated towel rail, ceramic tiling to splash areas, ceramic tiled floor, Upvc double glazed window to side aspect.

Summer House

9' 10" X 6' 11" (3.02m X 2.12m)

Timber summer house with light and power, French doors to patio with separate storage shed to the end, additional storage shed.

Rear Garden

Laid mainly to lawn with large paved patio providing seating and entertaining areas, pergola, fully enclosed by panel fencing, gated side access, outside light and outside power.

Please Note

Please note this property has never flooded.

EPC Rating: C.

Council Tax Band: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard & Superfast 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: Two allocated spaces to rear.

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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Interior
Design





Approximate total area⁽¹⁾

724.93 ft²
67.35 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.

GRAPPE360

Utility Room

8'0" x 7'10"
2.44 x 2.40 m

WC

4'1" x 4'1"
1.27 x 1.25 m

Dining Room

8'0" x 12'3"
2.45 x 3.74 m

Hallway

3'2" x 2'6"
0.98 x 0.78 m

Kitchen

9'3" x 14'7"
2.84 x 4.47 m

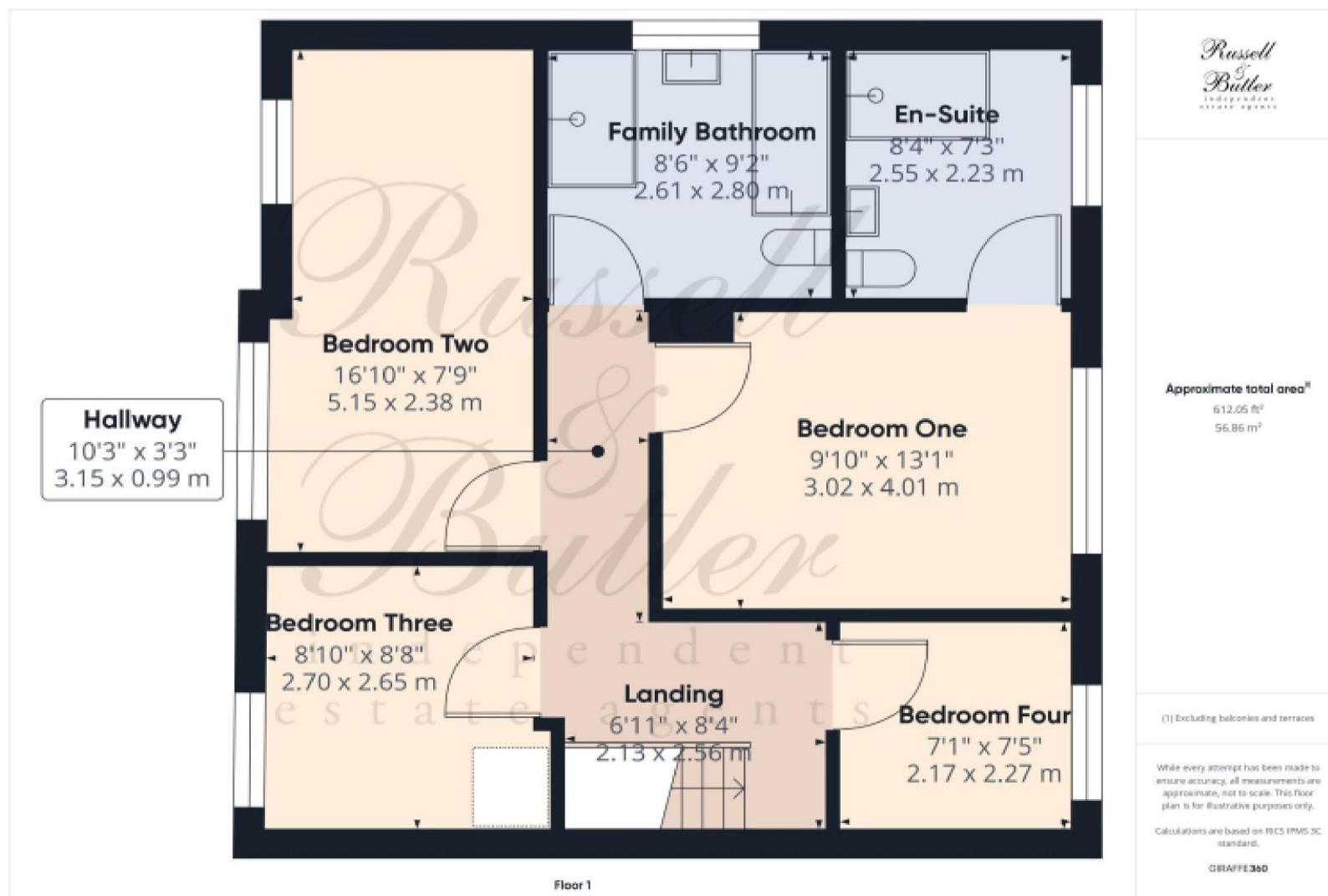
Sitting Room

15'7" x 17'6"
4.76 x 5.36 m

Hallway

7'3" x 7'5"
2.23 x 2.27 m

Floor 0



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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