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# Western Avenue, Buckingham, MK18 1LX

## Asking Price £730,000 Freehold

Ideally located within easy walking distance of Buckingham's town centre this spacious four bedroom detached house benefitting from gas to radiator central heating, UPVC double glazing, a fabulous open plan kitchen/dining room, a good size conservatory with under floor heating, two en-suites and a double width garage. The accommodation comprises: Entrance hall, cloakroom, front to back sitting room, kitchen/dining room, study, conservatory, bedroom one with en-suite shower, bedroom two with en-suite shower, two further double bedrooms, family bathroom, double garage, parking and gardens. THE PROPERTY HAS PLANNING TO CONVERT THE LOFT PROVIDING TWO ADDITIONAL BEDROOMS AND A BATHROOM PLUS PERMISSION TO CONVERT THE GARAGE TO A MEDIA ROOM, CREATE A UTILITY ROOM PLUS A FURTHER BEDROOM IN THE LOFT OVER. (NB planning will lapse in April but it is considered it will be easy to regain). Council tax band G. Energy rating C.



**Entrance**

Composite entrance door to:

**Entrance Hall**

Radiator, stairs rising to first floor, central heating thermostat.

**Cloakroom**

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

**Sitting Room**

*22' 5" X 13' 3" (6.84m X 4.04m)*

Adam style fireplace with gas fire, three double radiators, Upvc double glazed box bay window to front aspect, two Upvc double glazed windows to side aspect, Upvc double glazed French patio doors to rear garden.

**Study**

*9' 7" X 6' 11" (2.93m X 2.11m)*

Double radiator, Upvc double glazed window to side aspect.

**Conservatory**

*14' 8" X 9' 1" (4.48m X 2.77m)*

Upvc double glazed roof with brick base, ceramic tiled floor with under floor heating, French patio doors to rear garden.

**Kitchen/Dining Room**

*26' 8" X 18' 6" (8.13m x 5.65m Max, 4.69m Min)*

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units with Quartz work surfaces, concealed lighting to work surfaces, space for range cooker with extractor canopy over, integrated dishwasher, integrated washing machine, breakfast bar, "ideal" gas fired boiler supplying both domestic hot water and gas to radiator central heating, inset downlighting, Upvc double glazed windows to side and rear aspects, Upvc double glazed stable door to side, double glazed French patio door to conservatory, two tall radiators.

**First Floor Landing**

Upvc double glazed windows to front aspect, access to loft space with ladder and partial boarding, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted, permission to convert loft to create two additional bedrooms and a bathroom.

**Bedroom One**

*15' 5" X 10' 6" (4.71m Max to rear of wardrobes x 3.21m)*

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

**En-Suite**

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, light and shaver point, extractor fan, inset downlighting.

**Bedroom Two**

*13' 1" X 12' 0" (3.99m x 3.66m + Door recess)*

Radiator, Upvc double glazed window to rear aspect.

**En-Suite**

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, extractor fan, light and shaver point, Upvc double glazed window to side aspect, inset downlighting.

**Bedroom Three**

*12' 7" X 10' 8" (3.86m + Door recess x 3.26m)*

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

**Bedroom Four**

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

Radiator, Upvc double glazed window to front aspect.

**Family Bathroom**

*9' 7" X 6' 8" (2.94m Max, 1.84m Min x 2.05m)*

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, double radiator, extractor fan, Upvc double glazed window to side aspect, inset downlighting, light and shaver point.

**Front Garden**

Open plan laid to lawn, various mature shrubs and trees to banked area, block paved drive to garage, path to gated pedestrian access to rear garden on both sides.

**Rear Garden**

Laid to lawn with flower and shrub beds and borders, two paved patios, timber decking, outside tap, outside power point, fully enclosed and not overlooked.

**Double width Garage**

*17' 9" X 16' 0" (5.42m X 4.89m)*

Electric roller door, access to loft space with permission to convert to bedroom, permission also granted to convert majority of the garage into a media room having some storage, Upvc double glazed window to front aspect.

**Please Note**

EPC Rating: C.

Council Tax Band: G.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1000Mbps 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: Garage and Driveway parking.

N.B. Planning permission to convert the main loft to create two further bedrooms and bathroom, plus convert loft above garage to a bedroom, turn the garage into a media room whilst leaving some storage as well as changing the study and w.c. into a utility room, planning does lapse in April 2025 but it is considered easy to re apply, please ask for copies of the plan.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

**Mortgage Advice**

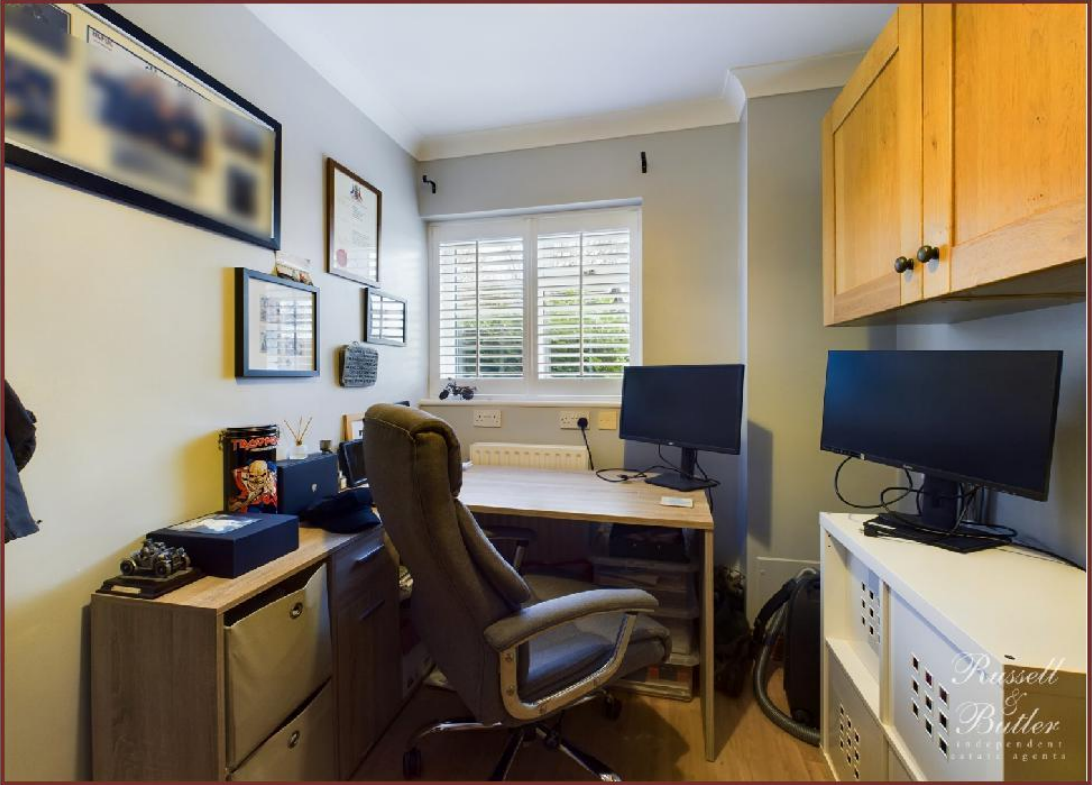
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





*Russell  
& Butler*  
independent  
estate agents

















Floor 0

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

1417.72 ft<sup>2</sup>  
131.71 m<sup>2</sup>

**Reduced headroom**

11.14 ft<sup>2</sup>  
1.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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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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