

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



*Russell
&
Butler*
independent
estate agents

Twickenham Road, Buckingham, MK18 1ED

Asking Price £659,995.00

A fabulous four double bedroom detached house pleasantly situated on the edge of this sought after development. This former show home is presented to a high standard and includes a fully fitted kitchen with integrated appliances and Quartz work surfaces. Further benefits include gas to radiator central heating, UPVC double glazing, solar panels, a good size dining room with bay windows, master bedroom with en-suite, garage and drive way with electric car charging point and a south west facing rear garden. The accommodation comprises: Entrance hall, cloakroom, sitting room with log burner, dining room, kitchen/breakfast room, bedroom one with en-suite shower room, three further double bedrooms, family bathroom, garage, drive and rear garden. Council Tax Band F. Energy rating B.





*Russell
& Butler*
independent
estate agents

Entrance

Composite entrance door to:

Entrance Hall

Stairs rising to first floor, Upvc double glazed window to front aspect with shutters, Upvc double glazed window to rear aspect, radiator, under stairs storage cupboard.

Cloakroom

White suite of pedestal wash hand basin, low flush wc, ceramic half tiling to walls, ceramic tiled floor, extractor fan, inset LED downlighting, radiator, Upvc double glazed window to side aspect.

Sitting Room

15' 3" X 14' 5" (4.65m X 4.41m)

Lime Stone fireplace with log burner, two double radiators, Upvc double glazed window to front aspect with shutters, three further Upvc double glazed windows to front and side aspects with shutters, Upvc double glazed French patio doors to rear garden.

Dining Room

17' 1" X 11' 8" (5.21m Max into Bay x 3.57m Max into Bay)

Double radiator, two Upvc double glazed windows to front and side aspects.

Kitchen/Breakfast Room

17' 10" X 12' 4" (5.44m X 3.77m)

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap and boiling hot and filtered water tap, insinkerator garbage disposal unit, further range of base and eyelevel unit, quartz work surfaces and splash backs, four ring induction hob with extractor canopy over, split level electric oven and microwave, integrated fridge freezer, integrated washing machine, integrated dishwasher, cupboard housing "Ideal" gas fired boiler supplying both domestic hot water and gas to radiator central heating, concealed lighting to work surfaces, ceramic tiled floor, inset downlighting, double radiator, Three Upvc double glazed windows, Upvc double glazed French patio doors to rear garden.

First Floor Landing

Access to loft space, radiator, Upvc double glazed window to rear aspect, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted.

Bedroom One

12' 4" X 12' 4" (3.78m + 2.70m x 3.78m)

Double radiator, built in wardrobes, air conditioning unit, two Upvc double glazed windows.

En-suite

7' 8" X 6' 2" (2.36m X 1.88m)

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

Bedroom Two

17' 1" X 10' 2" (5.22m Max into Bay x 3.11m + Door recess)

Double radiator, built in wardrobes, Upvc double glazed Bay window to front aspect, Upvc double glazed window to rear aspect.

Bedroom Three

11' 5" X 9' 10" (3.50m X 3.00m)

Radiator, large built in over stairs storage cupboard, Upvc double glazed Bay window to front aspect, Upvc double glazed window to side aspect.

Bedroom Four

11' 5" X 9' 10" (3.50m X 3.00m)

Radiator, large built in wardrobe, Upvc double glazed window to front aspect.

Family Bathroom

8' 4" X 6' 7" (2.55m X 2.02m)

White suite of panel bath with mixer tap and shower attachment, fully tiled shower cubicle, pedestal wash hand basin, low flush wc, full and half ceramic tiling to walls, ceramic tiled floor, extractor fan, ladder towel radiator, inset downlighting, Upvc double glazed window to front aspect,

Front Garden

Laid to lawn, flower and shrub bed extending to side, gated side access to rear garden, tarmac drive to garage.

Rear Garden

Laid to lawn, flower and shrub border, paved patio, timber shed on hard standing, fully enclosed by wall and fencing, outside tap, several outside power points, outside lighting, south west facing.

Garage

Electric up and over door, power and light connected, eaves storage, personal door to rear.

Please Note

EPC Rating: B.

Council Tax Band: F.

Management charges £101.52 for 6 Months

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Parking: Garage and Driveway parking.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 220Mbps 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).

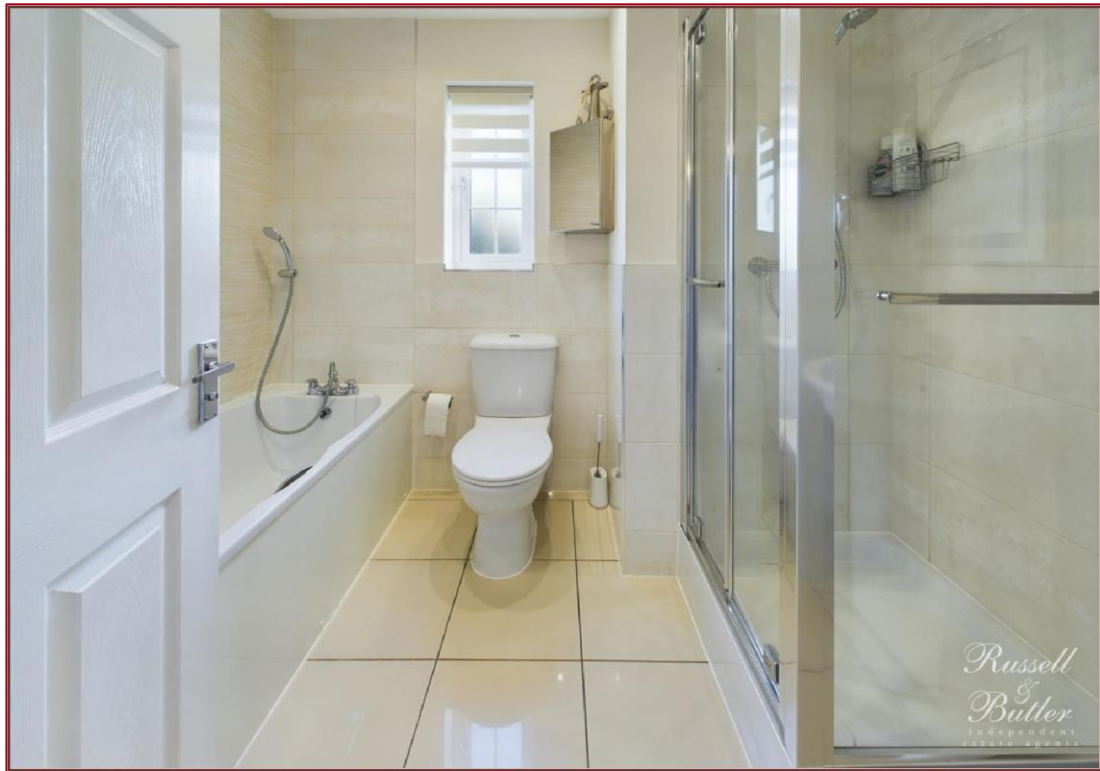
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

Mortgage Advice

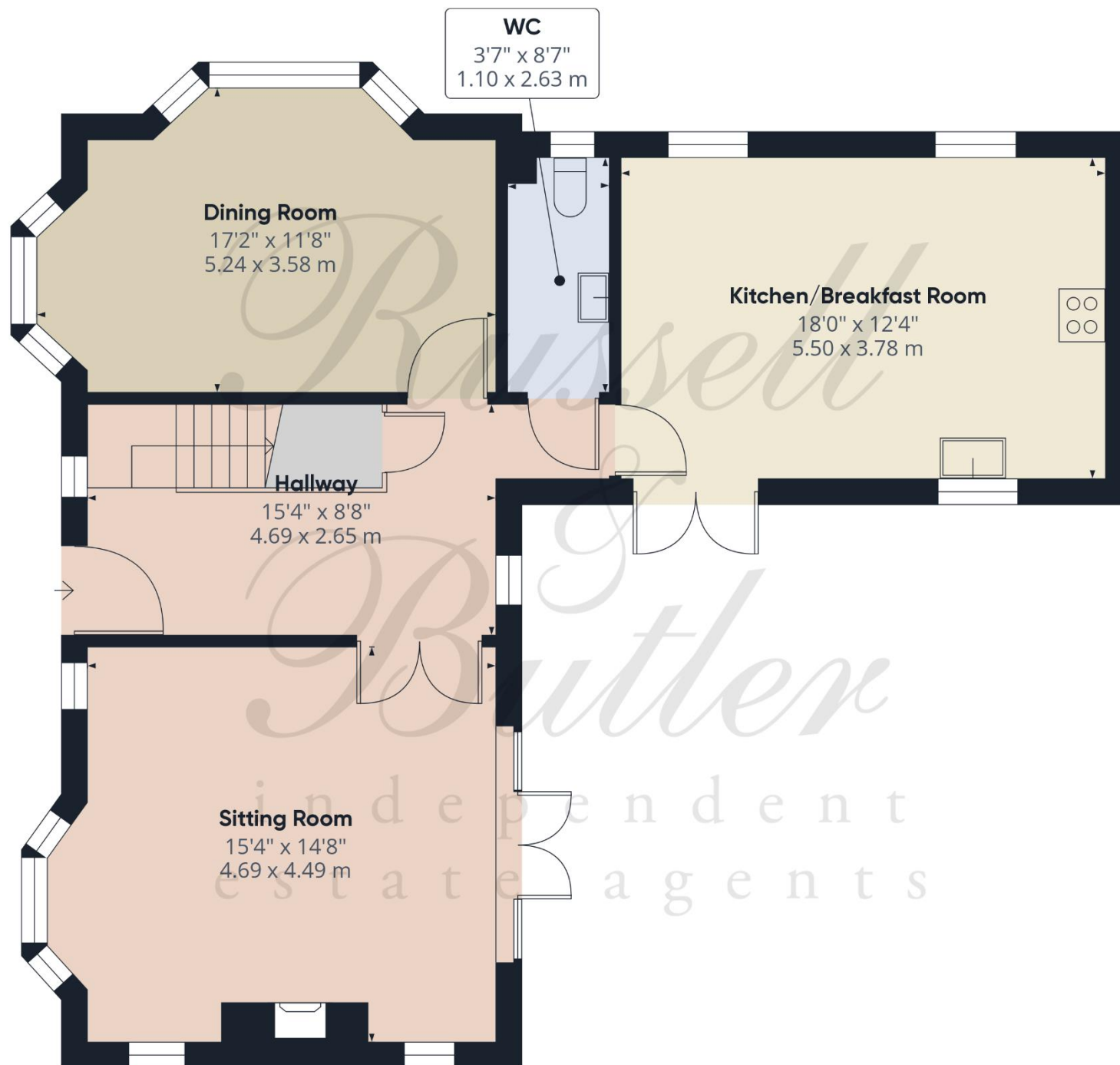
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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



Russell
&
Butler
independent
estate agents







Approximate total area⁽¹⁾

830.66 ft²

77.17 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.

GIRAFFE360



Approximate total area⁽¹⁾

778.86 ft²

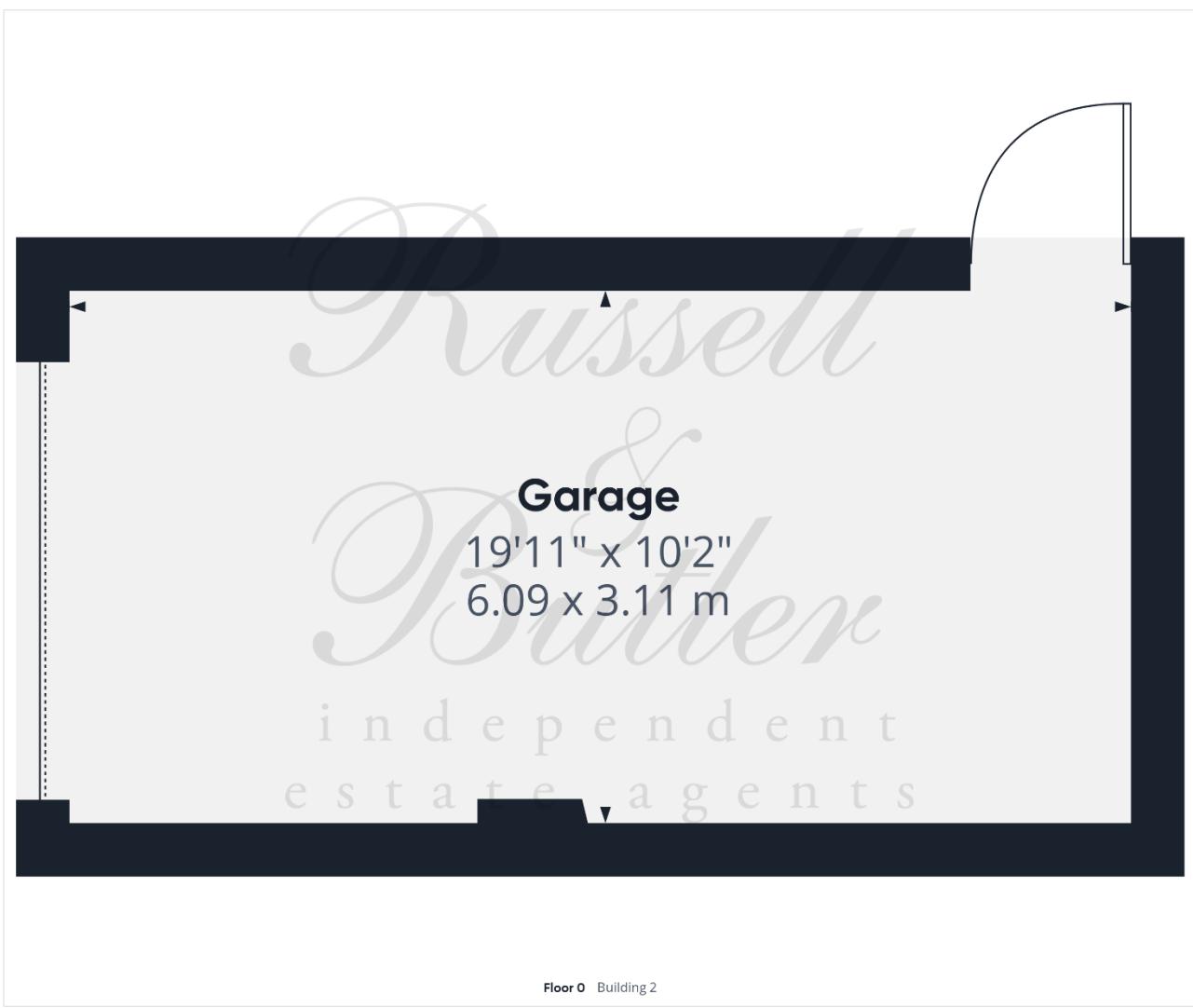
72.36 m²

(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.

GIRAFFE360



Approximate total area¹⁾
203.76 ft²
18.93 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.
GIRAFFE360

Floor 0 Building 2

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.

Visit us online: www.russellandbutler.com

