

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)





# Sycamore Close, Buckingham, MK18 7JL

**Asking Price £520,000.00 Freehold**

An immaculately presented four bedroom detached family home located on the popular Badgers development and within catchment and close walking distance to Bourton Meadow Academy, and both Buckingham Secondary and the Royal Latin Grammar Schools. The accommodation is laid out over two floors and comprises: Reception hallway, ground floor cloakroom, home office/playroom, sitting room, dining room/snug with sliding doors out onto the rear garden, re-fitted kitchen/breakfast room with built in appliances. On the second floor, master bedroom with built in wardrobes and re-fitted shower room, three further bedrooms and a re-fitted family shower/bathroom. Enclosed gardens to the rear and block paved driveway to the front with EV charger. The property benefits further from solar panels which generate an income and reduced electricity bills. EPC rating awaited. Council tax band E. Viewing recommended.



### **Entrance**

Replacement composite door to entrance hall.

### **Entrance Hall**

Stairs rising to first floor, ceramic tiled floor, inset downlighters, coving to ceiling, Upvc double glazed window to side aspect, cloaks hanging space, radiator.

### **Cloakroom**

White suite of low level wc, wash hand basin with cupboard under, radiator, Upvc double glazed window to side aspect, extractor fan, inset downlighters, ceramic tiled floor.

### **Sitting Room**

*14' 11" X 11' 8" (4.56m x 3.56m Plus Bay)*

Upvc double glazed Bay window to front aspect, coving to ceiling, double panel radiator, three wall light points.

### **Dining Room/Snug**

*11' 8" X 8' 9" (3.57m X 2.69m)*

Upvc double glazed sliding doors to patio and rear garden, radiator.

### **Study**

*11' 10" X 7' 2" (3.63m X 2.20m)*

Upvc double glazed Bay window to front aspect, double panel radiator, inset downlighters.

### **Kitchen/Breakfast Room**

*13' 10" X 13' 6" (4.22m X 4.12m)*

Refitted to a high specification to comprise inset one and a quarter stainless steel sink unit, mono bloc mixer tap, cupboard under, further range of wall/drawer and base units, work tops over, ceramic tiled splash areas, built in four ring gas hob with extractor hood over, electric double oven and grill, space for tall fridge freezer, integrated dishwasher, recycling cupboard under, inset downlighters, Upvc double glazed window to rear aspect, Upvc double glazed door to rear garden, ceramic tiled floor, pull out larder units, integrated washing machine. Cupboard housing gas fired boiler.

### **First Floor Landing**

Airing cupboard housing hot water tank, linen shelf as fitted, access to loft space with ladder.

### **Bedroom One**

*12' 1" X 11' 10" (3.69m X 3.63m)*

Benefitting from a range of built in wardrobes with hanging rail as fitted, drawers and shelves as fitted, coving to ceiling, radiator. Upvc double glazed window to front aspect.

### **En-Suite**

*5' 11" X 5' 5" (1.82m X 1.66m)*

Refitted white suite of corner shower cubicle with shower as fitted, wall mounted wash hand basin with mixer taps, low flush wc with concealed cistern, full height ceramic tiling to walls, light and shaver point, radiator, Upvc double glazed window to front aspect, mirror with LED lights, extractor fan.

### **Bedroom Two**

*11' 0" X 10' 1" (3.36m Max, 2.29m Min x 3.08m Max)*

Upvc double glazed window to front aspect, radiator.

### **Bedroom Three**

*9' 5" X 7' 0" (2.89m X 2.14m)*

Upvc double glazed window to rear aspect, Upvc double glazed Oriel window to side aspect, radiator.

### **Bedroom Four**

*8' 10" X 8' 9" (2.71m X 2.68m)*

Upvc double glazed window to rear aspect, large storage cupboard, radiator.

### **Family Bathroom**

Refitted shower room with fully tiled corner shower cubicle with shower as fitted, white suite of low level wc, wash hand basin, Upvc double glazed window to rear aspect, full height ceramic tiling to three walls, extractor fan, light and shaver point, chrome ladder towel rail.

### **Front Garden**

Block paved driveway providing off road parking for several vehicles, electric vehicle charger, part enclosed by laurel hedging, gated side access to rear garden. Gated access to bin store area.

### **Rear Garden**

Paved patio, pathway leading to further paved patio, laid mainly to lawn, fully enclosed by timber fencing, large timber storage shed (5.83m x 1.81m) with light and power, outside tap, established flower and shrub beds and borders.

### **Please Note**

EPC Rating: TBC.

Council Tax Band: E.

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 1800Mbps 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).

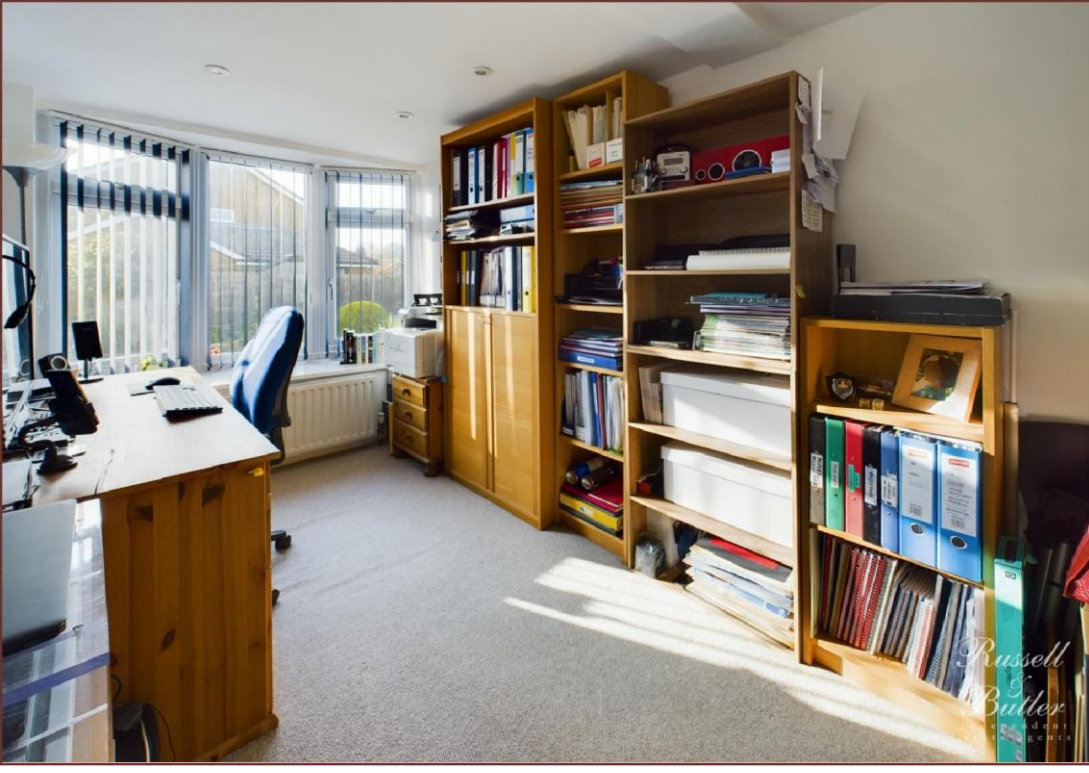
Parking: Driveway parking.

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.



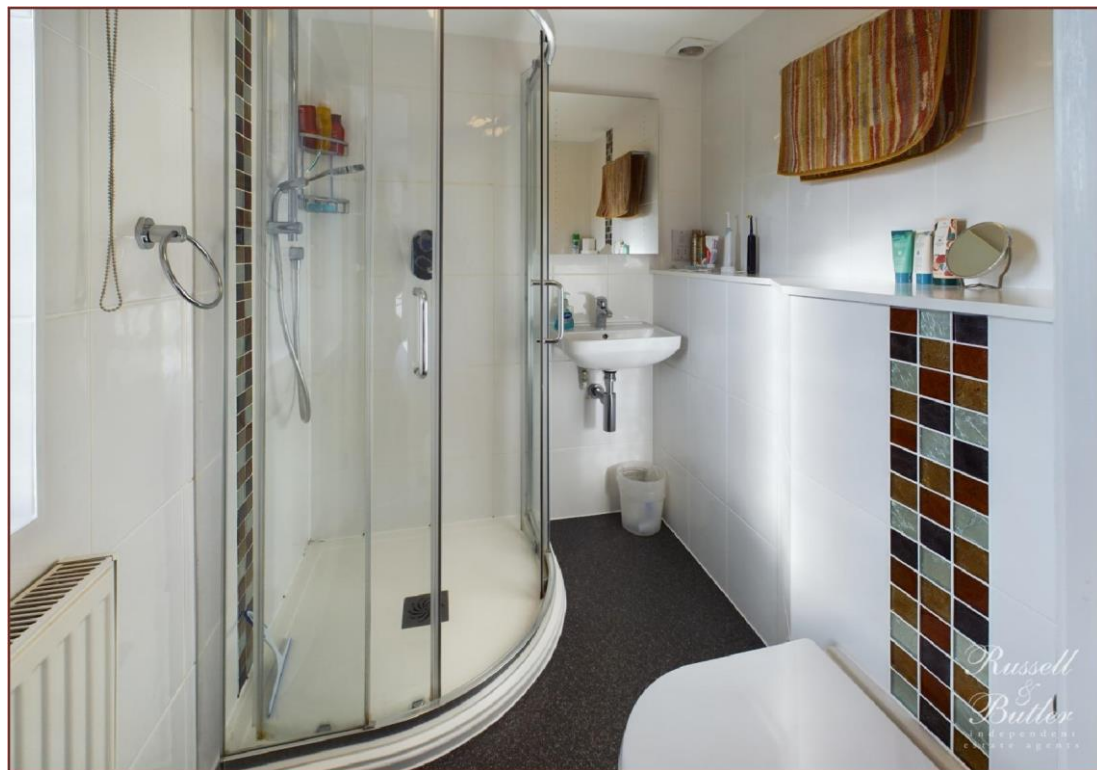




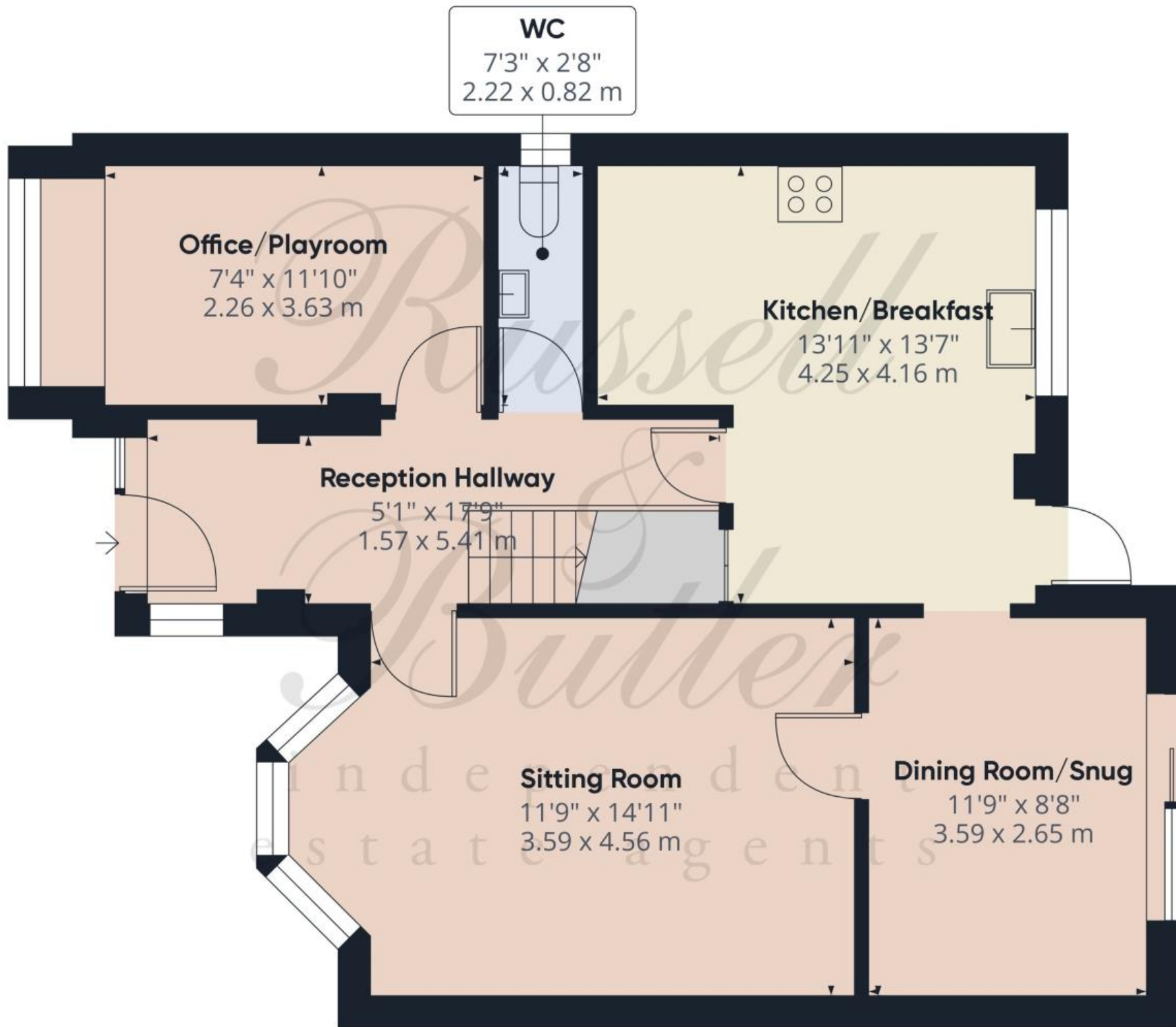


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Approximate total area<sup>(1)</sup>

690.06 ft<sup>2</sup>

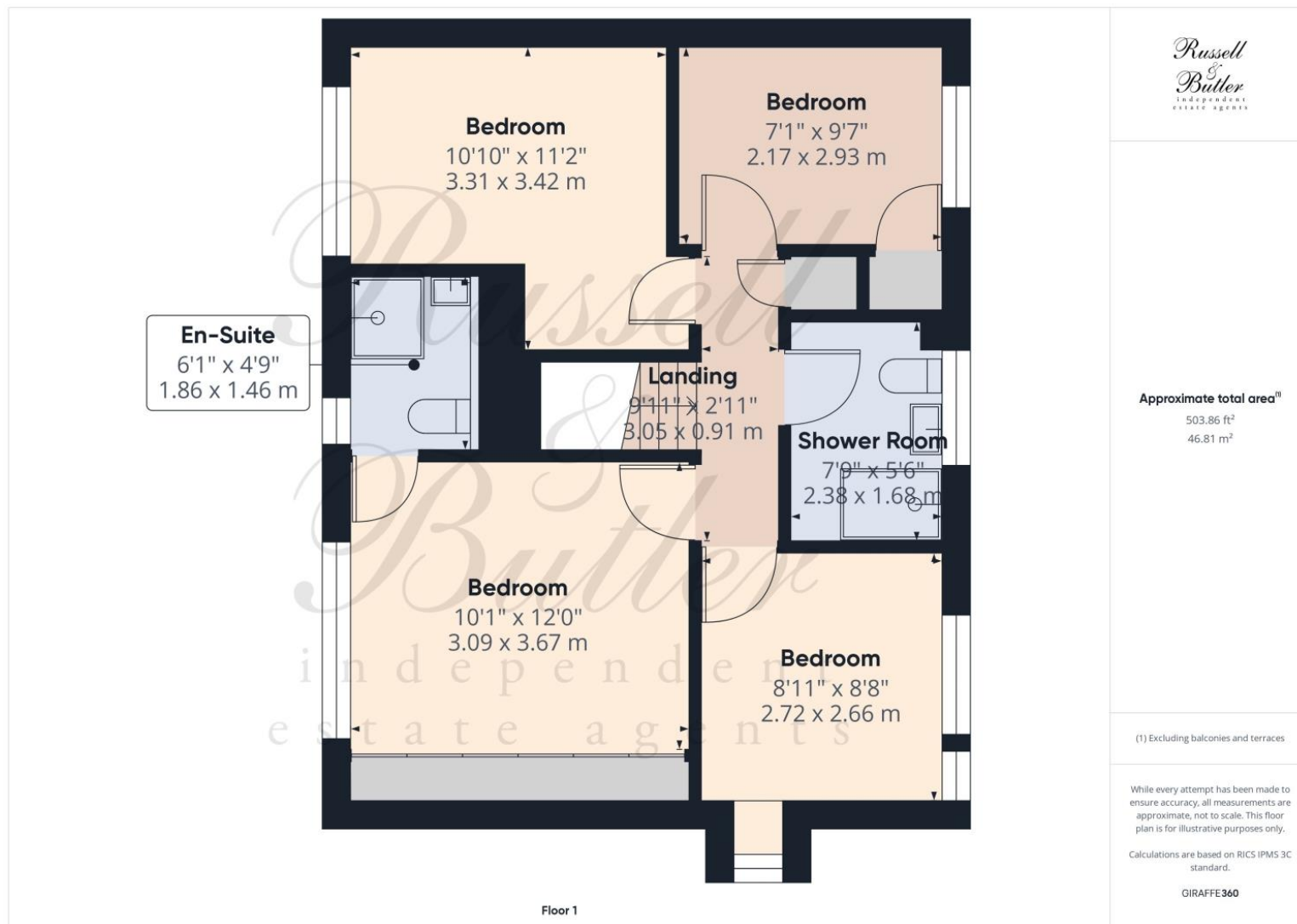
64.11 m<sup>2</sup>

(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.

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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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