

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

t: 01280 815999 e: sales@russellandbutler.com



Akister Close, Buckingham, MK18 7HT
Asking Price £425,000 Freehold

Much improved by the current owners a three double bedroom detached property located in a quiet cul de sac and overlooks Bourton Park to the rear. This lovely family home benefits further from being within catchment and walking distance to Bourton Meadow Academy and both Buckingham Secondary and the Royal Latin Grammar Schools. The accommodation in brief; Entrance porch providing ample cloaks hanging space, entrance hallway, ground floor cloakroom, sitting room with French doors leading to a conservatory, a re-fitted kitchen diner with integrated appliances, utility area, family room/snug with ground floor shower room, making an ideal guest room or fourth bedroom with en-suite. On the first floor, a light and bright landing, bedroom one with built in wardrobes, two further bedrooms and a re-fitted family bathroom with white suite. There is a block paved driveway and enclosed south/west facing gardens to the rear. EPC rating C. Council Tax Band: D.



Entrance	
Replacement composite door to entrance porch.	
Entrance Porch	
Providing cloak and storage space, inset downlighters, meter cupboard, three Upvc double glazed windows to front aspect.	
Entrance Hall	
Under stairs storage cupboard, stairs rising to first floor, radiator, coving to ceiling, Oak engineered flooring.	
Cloakroom	
Refitted white suite of low level wc with concealed cistern, wash hash hand basin housed in vanity unit with cupboard under, radiator, Upvc double glazed window to front aspect, Oak engineered flooring.	
Sitting Room	
<i>14' 8" X 13' 5" (4.48m X 4.11m)</i>	
Two radiators, Upvc double glazed window to rear aspect, coving to ceiling, picture rail, Oak engineered flooring.	
Play Room/Snug	
<i>8' 2" X 6' 11" (2.51m X 2.13m)</i>	
Upvc double glazed window to front aspect, two radiators.	
Ground Floor Shower Room	
Fitted to comprise double width walk in shower with shower as fitted, glazed screen, Wc and Wash hand basin combined, extractor fan, full height ceramic tiling to walls, ladder radiator.	
Conservatory	
<i>15' 1" X 8' 2" (4.61m X 2.49m)</i>	
Wood laminate floor, sliding door to patio and south west facing garden, radiator.	
Kitchen/Diner	
<i>16' 0" X 8' 10" (4.88m X 2.70m)</i>	
Refitted to a hi spec to comprise inset Belfast sink unit with traditional style mixer taps, further range of wall/drawer and base units, wooden work tops over, built in electric oven and grill, integrated fridge freezer, integrated slim line dishwasher, two Upvc double glazed windows to rear and side aspects, wine rack, inset downlighters, Upright chrome radiator, Oak engineered flooring.	
Utility Area	
<i>8' 11" X 4' 7" (2.72m X 1.40m)</i>	
Space and plumbing for automatic washing machine, space for tumble dryer, work tops over, ceramic tiling to splash areas, storage cupboards, cupboard housing Worcester gas fired boiler supplying both domestic hot water and radiator central heating, Oak engineered flooring.	
First Floor Landing	
Airing cupboard housing hot water tank with linen shelving as fitted, Upvc double glazed window to front aspect, loft access.	
Bedroom One	
<i>10' 8" X 10' 2" (3.27m X 3.10m)</i>	
Upvc double glazed window to rear aspect overlooking Bourton park feature panel wall, radiator, built in double width wardrobes, sliding doors.	

Bedroom Two	
<i>11' 8" X 7' 9" (3.57m X 2.38m)</i>	
Upvc double glazed window to rear aspect overlooking the park, radiator.	
Bedroom Three	
<i>10' 2" X 7' 10" (3.10m X 2.39m)</i>	
Radiator, built in wardrobe, Upvc double glazed window to front aspect.	
Family Bathroom	
<i>8' 10" X 5' 2" (2.70m X 1.60m)</i>	
Refitted white suite of panel bath, separate shower over, glazed screen, low level wc, wash hand basin housed in vanity unit with storage drawers, ceramic tiling to splash areas, Upvc double glazed window to rear aspect, ladder towel rail.	
Front Garden	
Block paved driveway for several vehicles, electric vehicle charger, gated side access to rear garden.	
Rear Garden	
South west facing rear garden with large paved patio, laid mainly to lawn in two parts, outside power supply, outside tap, fully enclosed by panel fencing.	
Please Note	
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 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: 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.	





*Russell
& Butler*
independent
estate agents





Floor 0

Approximate total area⁽¹⁾

720.95 ft²

66.98 m²

Reduced headroom

1.21 ft²

0.11 m²

(1) Excluding balconies and terraces

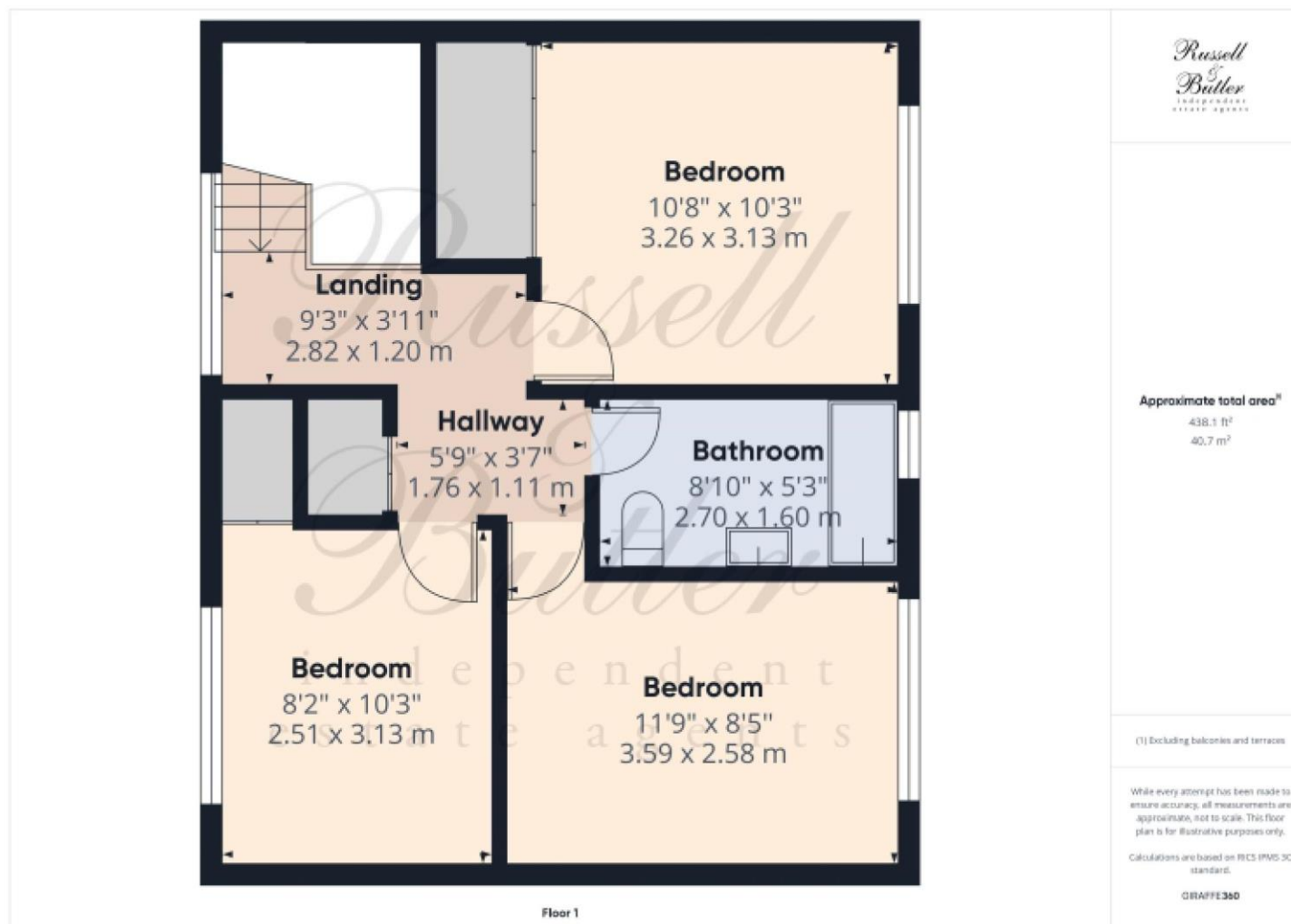
Reduced headroom

----- 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.

GBR/FF/350



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

