

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

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OPEN 7 DAYS A WEEK
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*Russell
&
Butler*

Moorhen Way, Buckingham, MK18 1GN

Asking Price £699,995.00 Freehold

A spacious four bedroom detached family home located on the popular and sought after Tudor Meadows development which is within catchment and walking distance for both the Royal Latin Grammar and Buckingham Secondary Schools, Buckingham town and all the local amenities. This lovely family home benefits further from backing onto parkland and not overlooked and a part garage conversion to provide additional flexible living space. Accommodation comprises: Reception hallway, cloakroom, family room, sitting room with bay window and part glazed double doors to the dining room, home office/study with bandstand bay window over looking the rear garden, kitchen/breakfast room and a separate utility room. On the first floor master bedroom with a range of built in wardrobes and re-fitted en suite, three further double bedrooms all with built in wardrobes and a re-fitted family bathroom. Integral single garage and block paved driveway for 4 cars and enclosed gardens to the rear backing onto open parkland . Council tax band E. EPC rating C



Entrance

Door to:

Entrance Hall

Stairs rising to first floor, radiator.

Cloakroom

Low level wc, wash hand basin, tiling to splash areas, radiator.

Sitting Room

18' 10" X 11' 11" (5.75m X 3.64m)

Upvc double glazed window to front aspect, two radiators, gas fire with surround, double door to:

Dining Room

11' 10" X 10' 2" (3.62m X 3.10m)

Upvc double glazed sliding door to rear garden, radiator.

Study

11' 1" X 7' 10" (3.39m X 2.41m)

Upvc double glazed bandstand window to rear.

Family Room/Office

13' 5" X 7' 6" (4.11m X 2.29m)

Upvc double glazed window to front aspect, radiator.

Kitchen/Breakfast Room

14' 0" X 8' 7" (4.27m X 2.64m)

Composite one and a half sink unit with mono bloc mixer tap, drinking water tank, cupboard under, further range of base and eyelevel units, tiling to splash areas, four burner gas hob, double electric oven, space for fridge/freezer, space and plumbing for dishwasher, tiled floor, radiator, Upvc double glazed window to rear aspect.

Utility Room

10' 5" X 5' 3" (3.19m X 1.62m)

Composite sink unit with cupboard under, work top over, tiling to splash areas, space for washing machine and tumble dryer, radiator, recently installed "ATAG" boiler, under stair storage cupboard, door to side leading to garden, door leading to garage.

Bedroom One

14' 2" X 11' 11" (4.34m X 3.64m)

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

En-Suite

Fitted to comprise walk in shower, tiling to splash areas, two sinks with mixer taps and drawers under, low level wc, Upvc double glazed window to front aspect, radiator.

Bedroom Two

13' 4" X 12' 6" (4.07m X 3.83m)

Upvc double glazed window to front aspect, radiator, built in wardrobes, further built in large storage cupboard.

Bedroom Three

11' 5" X 11' 1" (3.49m X 3.38m)

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

Bedroom Four

13' 5" X 9' 5" (4.10m X 2.89m)

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

Family Bathroom

Fitted to comprise bath with mixer tap, walk in shower, two sinks with drawers under and mixer taps, tiling to splash areas, Upvc double glazed window to rear aspect, heated towel rail.

Front Garden

Block paved driveway to front, side gate access to rear.

Rear Garden

Laid mainly to lawn, paved patio area, outside tap, fully enclosed.

Garage

17' 1" X 8' 2" (5.23m X 2.50m)

Single garage, up and over door, power and light connected, integral door to utility room.

Please Note

EPC Rating: C.

Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & 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.

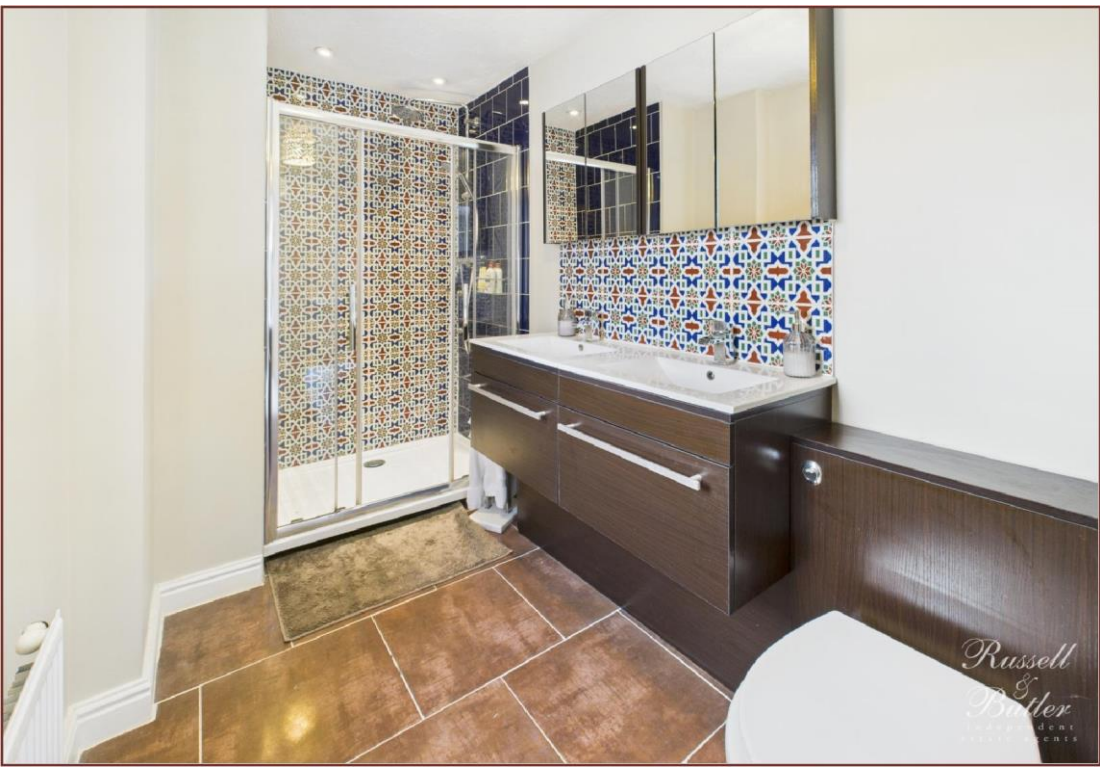
Mortgage Advice

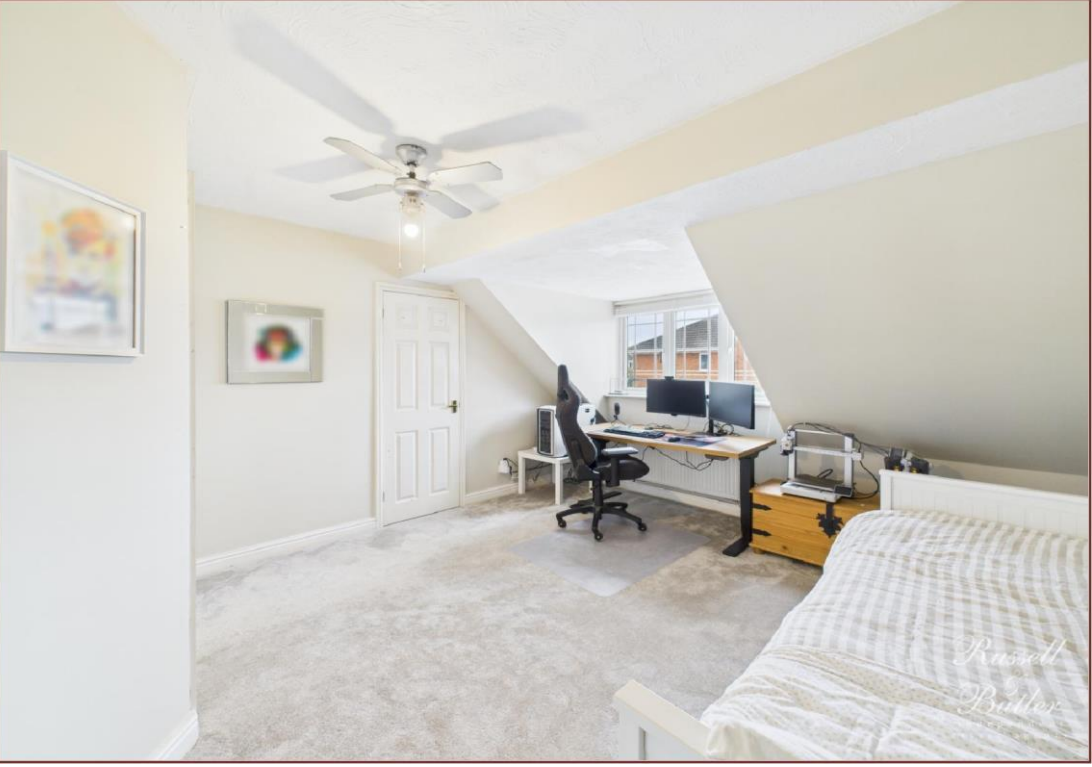
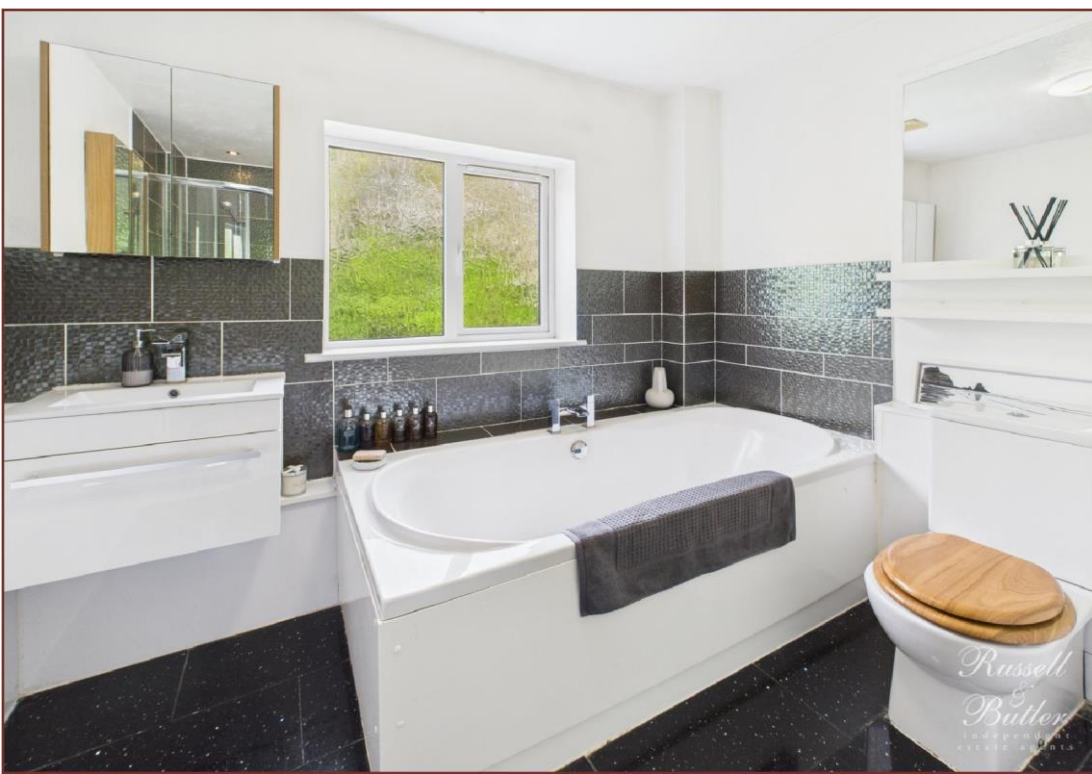
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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



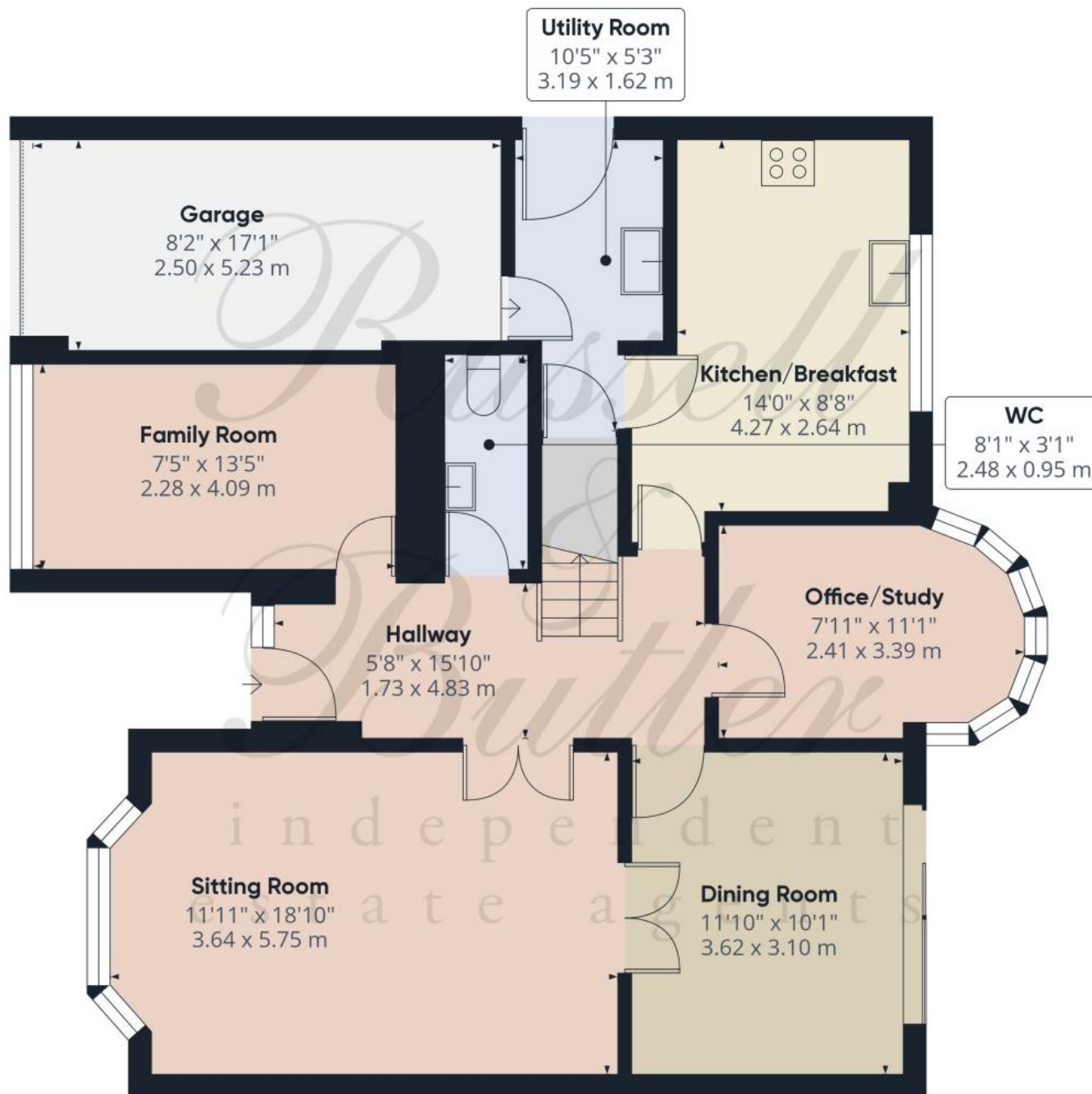


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Independent
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Approximate total area⁽¹⁾

999.86 ft²

92.89 m²

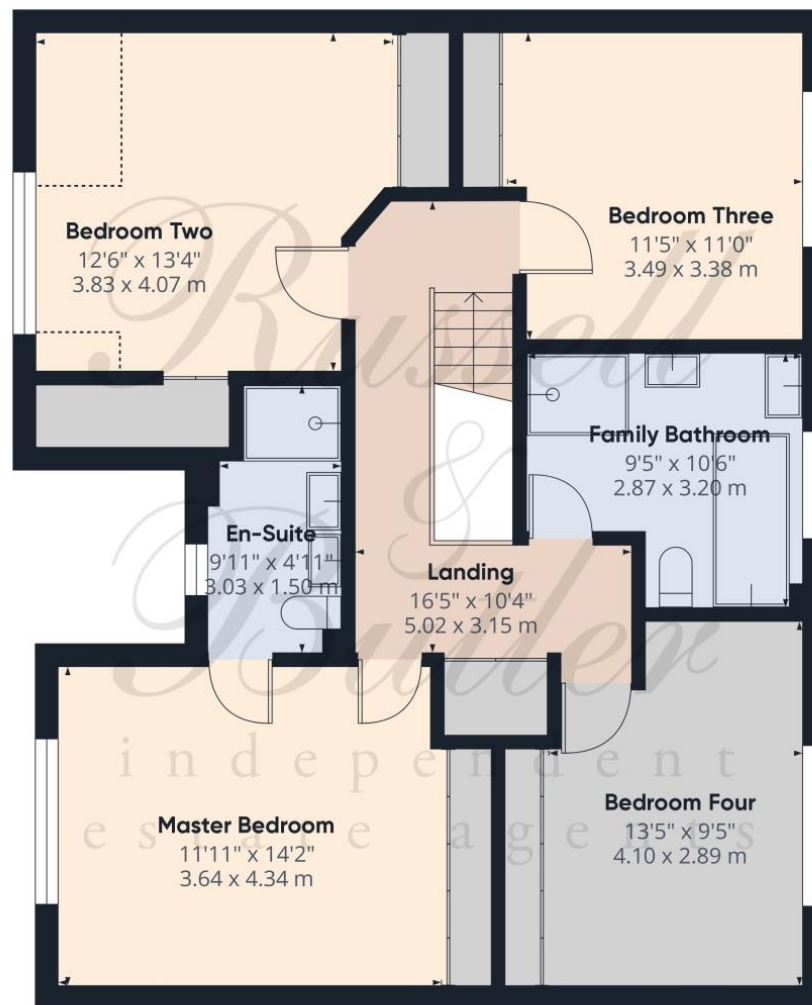
(1) Excluding balconies and terraces

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.

GIRAFFE 360

Floor 0



Floor 1

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Approximate total area⁽¹⁾

863.7 ft²
80.24 m²

Reduced headroom

20.92 ft²
1.94 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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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