

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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Swallow Close, Buckingham, MK18 7ER

Asking Price £375,000 Freehold

Located on a quiet cul de sac on the popular Badgers development, an extended three double bedroom family home offering spacious accommodation over two floors. The property benefits further from being within close walking distance to Bourton meadow park and Bourton Meadow School and catchment and walking distance for both The Royal Latin Grammar and Buckingham Secondary Schools. Accommodation comprises: entrance hall, family room, kitchen/diner, sitting room with double doors leading to the study/snug with French doors leading out onto the garden. Upstairs, landing with airing cupboard, master bedroom with spacious and re-fitted en-suite, two further double bedroom and the re-fitted family bathroom with white suite. The west facing rear garden is designed for ease of maintenance and there is off road parking to the front. EPC rating D. Council tax band C.



Entrance
Replacement composite door to entrance hall.

Entrance Hall
Stairs rising to first floor, wood laminate flooring, radiator, under stairs storage cupboard.

Family Room
10' 9" X 8' 10" (3.30m X 2.70m)
Upvc double glazed window to front aspect, radiator, wood laminate flooring.

Sitting Room
12' 9" X 11' 5" (3.90m X 3.50m)
Upvc double glazed window to front aspect, wood laminate flooring, radiator, double doors leading to study/snug

Study/Snug
11' 5" X 6' 6" (3.50m X 2.00m)
Upvc double glazed French doors leading out onto the decked area, wood laminate flooring, radiator.

Kitchen/Diner
15' 5" X 11' 5" (4.70m X 3.50m)
Kitchen area:
Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, pull out larder unit, range cooker, space and plumbing for washing machine and dishwasher, space for fridge and freezer, Upvc double glazed window and door to rear garden, cupboard housing Worcester gas fired boiler supplying both domestic hot water and gas to radiator central heating, wood laminate flooring.

Dining area:
Upvc double glazed window to rear aspect, radiator, wood laminate flooring.

First Floor Landing
Airing cupboard housing hot water tank, access to loft space.

Master Bedroom
14' 5" X 11' 5" (4.40m X 3.50m)
Upvc double glazed window to front and side aspects, radiator, door to en-suite.

En-Suite
Refitted to comprise white suite of fully tiled double width shower cubicle with shower as fitted, low level wc, concealed cistern, wash hand basin with storage under, full height ceramic tiling to splash areas, upvc double glazed window to rear aspect, stainless steel ladder radiator.

Bedroom Two
15' 5" X 10' 9" (4.70m X 3.30m)
Two Upvc double glazed windows to front aspect, wood laminate flooring, two radiators.

Bedroom Three
11' 5" X 9' 2" (3.50m X 2.80m)
Upvc double glazed window to front aspect, radiator.

Family Bathroom
Re-fitted white suite of panel bath with separate shower over, glazed screen, low level wc, pedestal wash hand basin, ceramic tiling to splash areas, Upvc double glazed window to rear aspect, stainless steel ladder towel rail.

Front Garden
Paved parking to the front, flower and shrub beds and borders, gated side access to rear garden.

Rear Garden
Fully enclosed by panel fencing and predominantly west facing with several decked patio and entertaining areas, flower and vegetable allotment boxes, outside tap, established flower and shrub beds and borders, timber shed.

Please Note
EPC Rating: D.
Council Tax Band: C.

Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & 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.

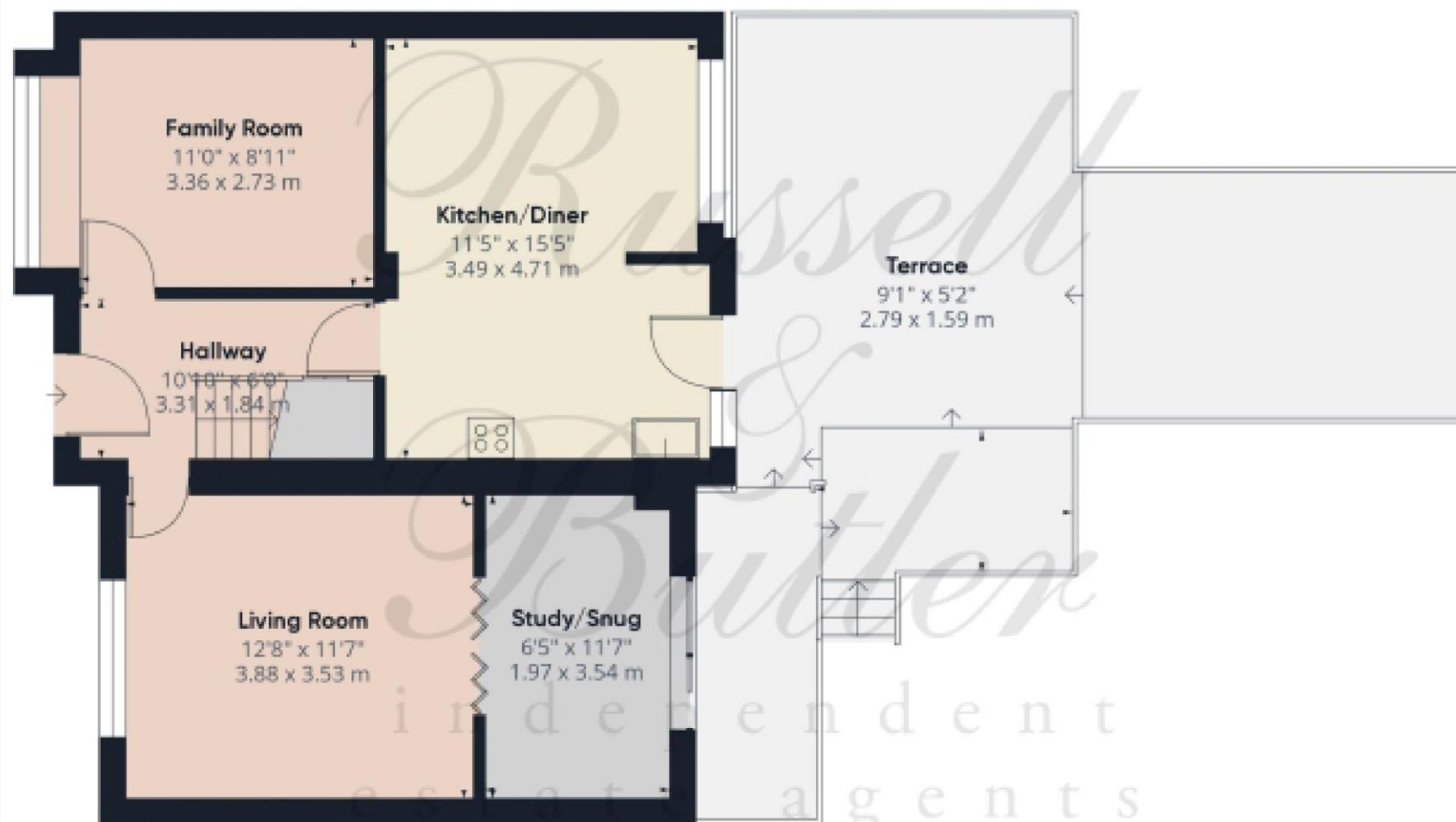
Mortgage Advice
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume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





Russell
& Butler
Garden
Centres





Approximate total area⁽¹⁾

611.29 ft²

56.79 m²

Balconies and terraces

447.67 ft²

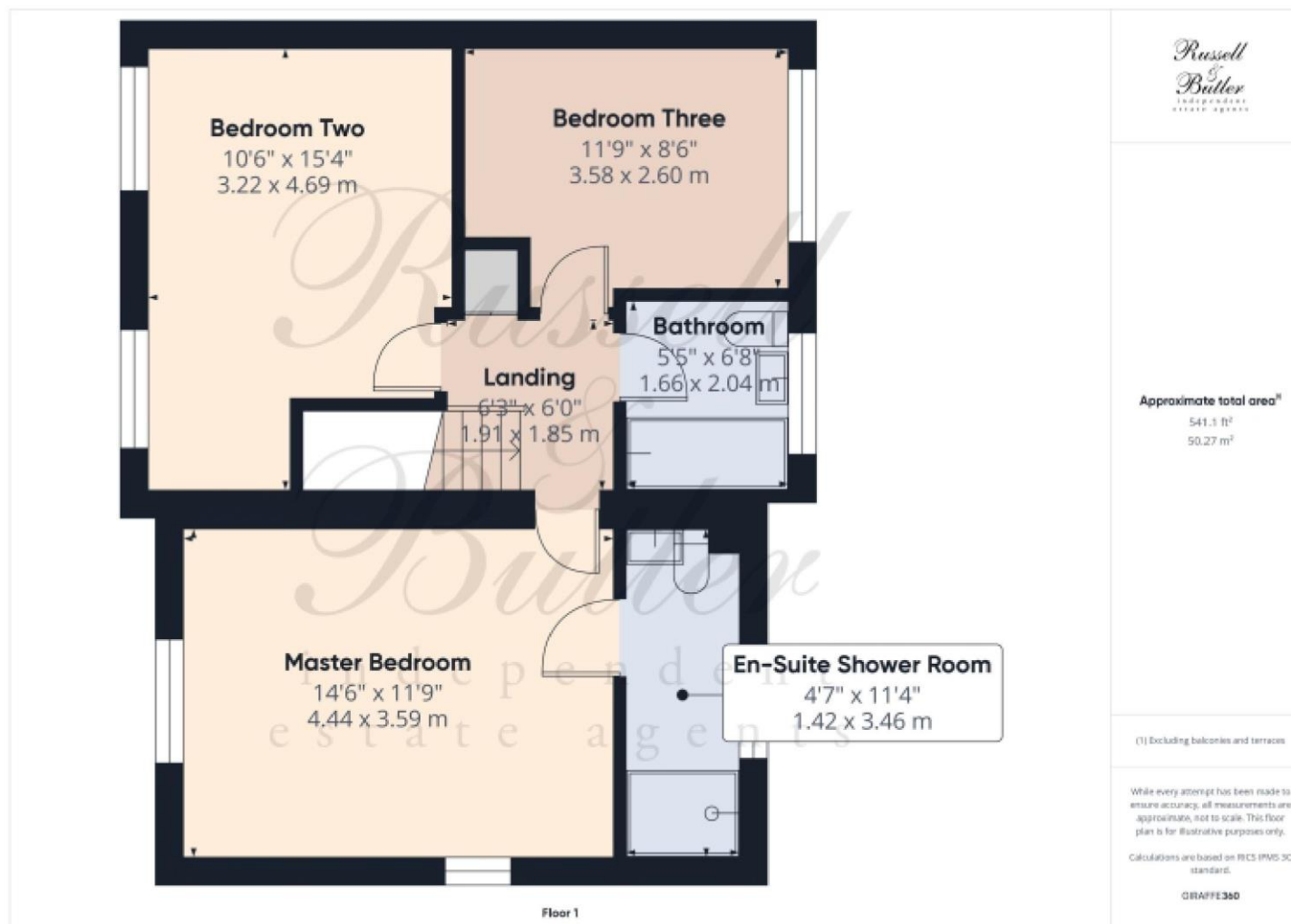
41.59 m²

(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.

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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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