

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

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Hare Close, Buckingham, MK18 7EW

Asking Price £429,995 Freehold

Positioned at the end of a cul de sac on the popular Badgers development a four-bedroom semi-detached home, that has been extended to provide an open plan kitchen/diner and family room, ideal for modern family living and entertaining. The property is in close walking distance to Bourton Park, Buckingham town centre and is within catchment for Bourton Meadow Academy, Buckingham Secondary and Royal Latin Grammar Schools. Accommodation comprises entrance porch, entrance hall, ground floor cloakroom, sitting room with wood burning stove and double doors leading to the open plan, kitchen/dining family room with sliding doors out onto the rear garden. On the first floor, landing with storage cupboard, four bedrooms, all benefitting from built in wardrobes, the family bathroom and a work/study area. There is off road parking to the front and a single garage with light and power connected and fully enclosed gardens to the rear. Council tax D. EPC rating C.



Entrance

Replacement composite door to entrance porch.

Entrance Porch

Ceramic tiled floor, coving to ceiling, inset downlighters, radiator, part glazed door to entrance hall.

Entrance Hall

Stairs rising to first floor, coving to ceiling, radiator.

Cloakroom

White suite of low level wc, wall mounted wash hand basin, radiator, coving to ceiling, Upvc double glazed window to front aspect, ceramic tiled floor.

Sitting Room

14' 7" X 10' 8" (4.47m X 3.26m)

Upvc double glazed window to front aspect, feature fireplace with wood burning stove, coving to ceiling, radiator with cover and media corner unit, part glazed door to kitchen and dining room.

Kitchen/Diner

18' 8" X 12' 7" (5.69m X 3.85m)

Fitted to comprise inset one and a quarter single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall/drawer and base units, wooden work tops over, space and plumbing for dishwasher, built in five ring gas hob with extractor hood over, granite splash back, built in electric double oven, integrated fridge and freezer, open through to family room, large under stairs cupboard, coving to ceiling, built in wine rack, large pull out larder cupboard.

Dining Area

Coving to ceiling, upright contemporary style radiator, coving to ceiling, Upvc double glazed door to side, open through to family room.

Family Room

17' 4" X 8' 7" (5.29m X 2.62m)

Upvc double glazed sliding door to rear garden, Upvc double glazed window to rear garden, two Velux windows, inset downlighters, upright radiator, ceramic tiled floor.

First Floor Landing

Coving to ceiling, storage cupboard, access to loft space via ladder, part boarded with light.

Bedroom One

10' 4" X 9' 3" (3.17m X 2.84m)

Upvc double glazed window to rear aspect, radiator, two wall mounted bedside lamps, built in wardrobe, coving to ceiling.

Bedroom Two

9' 5" X 7' 10" (2.89m X 2.39m)

Upvc double glazed window to rear aspect, radiator, coving to ceiling, inset downlighters, built in double width wardrobes. workstation, coving to ceiling, inset downlighters.

Bedroom Three

9' 5" X 9' 0" (2.88m X 2.76m)

Upvc double glazed window to front aspect, double panel radiator, coving to ceiling, inset downlighters, built in double width wardrobes.

Bedroom Four

8' 11" X 8' 0" (2.73m X 2.45m)

Upvc double glazed window to front aspect, radiator, coving to ceiling, built in double width wardrobes, built in over stair single bed with storage under.

Workstation

Space for desk area, coving to ceiling, inset downlighters.

Family Bathroom

6' 9" X 5' 7" (2.07m X 1.71m)

White suite of panel bath with separate shower over, glazed screen, low level wc with concealed cistern, wash hand basin with mixer taps housed in vanity unit, full height ceramic tiling to walls, radiator, coving to ceiling, inset downlighters, two wall mounted storage cupboards.

Front Aspect

Parking for several cars leading to property entrance and single garage.

Rear Garden

Southeast facing rear garden which is laid mainly to lawn with large paved patio, outside light, outside tap, fully enclosed by panel fencing, storage area to side with log store and timber shed.

Garage

17' 0" X 8' 3" (5.20m X 2.52m)

With up and over door, light and power connected, eaves storage space, plumbing for washing machine, personal door to rear garden.

Please Note

EPC Rating: C.
Council Tax Band: D.
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 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: Parking for several vehicles.

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.



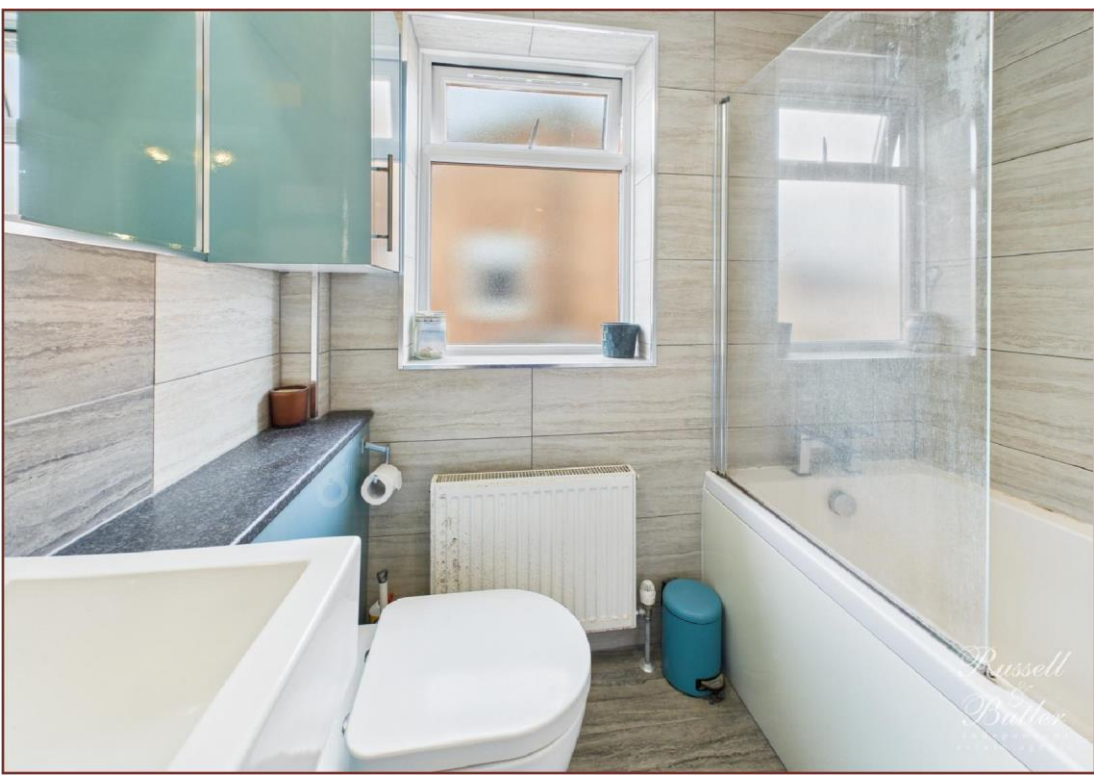
MIND YOUR OWN
BISCUITS
AND LIFE WILL BE
Gravy

THE HOUSE OF THE FUTURE
IS HERE TO STAY

It's 5 o'clock somewhere!

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Approximate total area⁽¹⁾

824.2 ft²

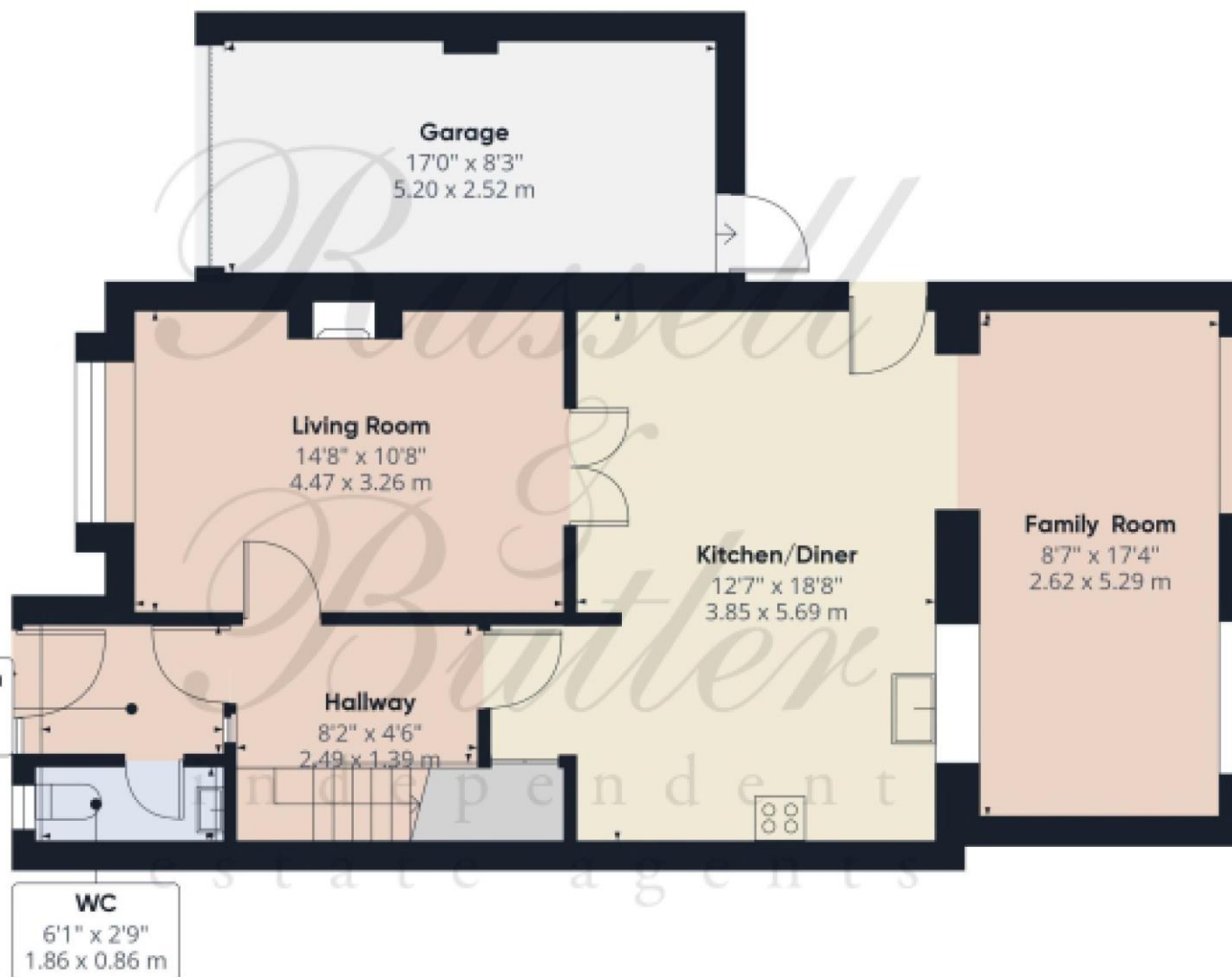
76.57 m²

(1) Excluding balconies and terraces

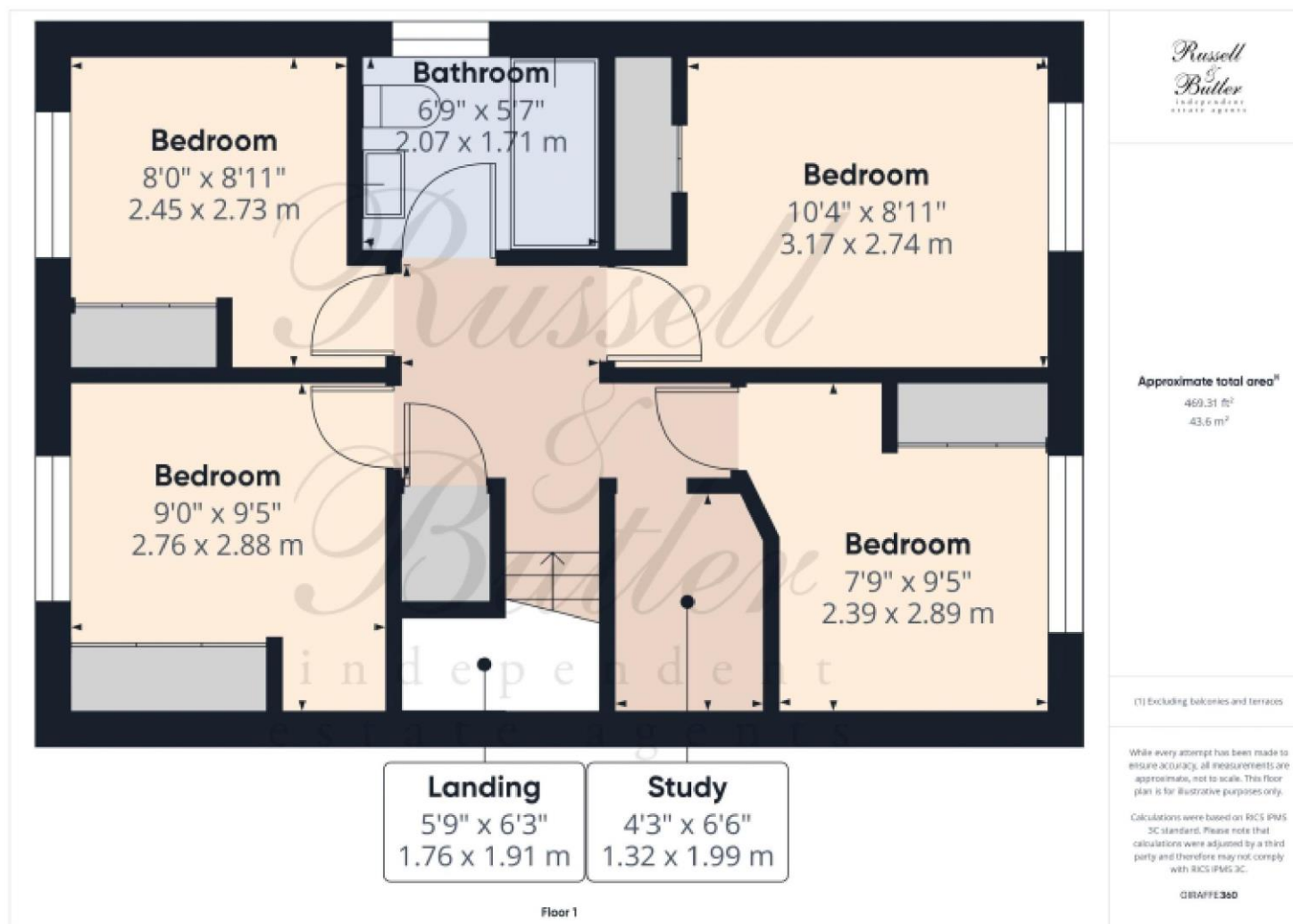
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



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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