

*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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**Robin Close, Buckingham, Buckinghamshire, MK18 7HD**  
**Asking Price £499,950**

For sale with No upper chain, a four bedroom detached family home well situated on the popular Badgers development in Buckingham, walking distance of the Grammar school and Bourton Meadow Academy. The accommodation of the property fully comprises: Entrance hall with storage space, sitting room open through to the dining room with French doors leading to the rear garden, kitchen/breakfast room, inner hallway with access to the garage and side of the property, cloakroom, a spacious first floor landing with built in storage, bedroom one with en-suite shower room and built in wardrobes, three further good sized bedrooms and family bathroom. To the front there is a block paved driveway and gated access leading to a south facing rear garden. Council Tax Band E. Energy rating D. NO UPPER CHAIN.



**Entrance**

Door to:

**Entrance Hall**

Under stairs storage space, radiator, Upvc double glazed window (non-opening) to front aspect.

**Sitting Room**

*15' 7" X 11' 0" (4.75m x 3.37m to rear of fireplace)*

Upvc double glazed window to front aspect, radiator, electric fire with surround, open through to:

**Dining Room**

*11' 0" X 8' 11" (3.37m Max x 2.73m Max)*

Radiator, French doors to rear garden.

**Kitchen/Breakfast Room**

*11' 11" X 10' 10" (3.65m X 3.32m)*

A range of built in base and eyelevel units, 'Belfast' sink with mixer tap, cupboard under, work tops over, space for oven and white goods, tiling to splash areas, radiator, Upvc double glazed window to rear aspect.

**Inner Hall**

Door to rear and access to garden.

**Cloakroom**

Low level wc, wash hand basin with mixer tap, cupboard under, radiator, tiling to splash areas, Upvc double glazed window to side aspect.

**First Floor Landing**

Access to loft space, airing cupboard housing hot water tank with shelving as fitted.

**Bedroom One**

*11' 1" X 11' 1" (3.40m X 3.38m)*

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

**En-Suite**

Fully tiled walk in shower, wash hand basin with mixer tap, cupboard under, low level wc, tiling to splash areas, radiator, Upvc double glazed window to front aspect.

**Bedroom Two**

*11' 1" X 11' 1" (3.40m Max x 3.38m Max)*

Upvc double glazed window to rear aspect, radiator.

**Bedroom Three**

*12' 8" X 8' 2" (3.87m X 2.49m)*

Upvc double glazed window to front aspect, radiator.

**Bedroom Four**

*11' 10" X 8' 1" (3.63m into door recess x 2.47m Max)*

Upvc double glazed window to rear aspect, radiator.

**Family Bathroom**

White suite of bath with shower over, low level wc, wash hand basin with mixer tap and cupboard under, tiling to splash areas, Upvc double glazed window to rear aspect, heated towel rail.

**Outside**

**Front Aspect**

Block paved driveway to front aspect with gravel to side, outside lighting, gated side access.

**Rear Garden**

Paved patio seating area, lawn area with a range of trees, outside tap, storage shed to side.

**Garage**

*16' 10" X 8' 0" (5.15m Max x 2.46m Max)*

Up and over door, window to side aspect, light and power connected, gas fired boiler supplying both hot water and gas to radiator central heating.

**Please Note**

EPC Rating: D. Council Tax Band: E.

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 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).

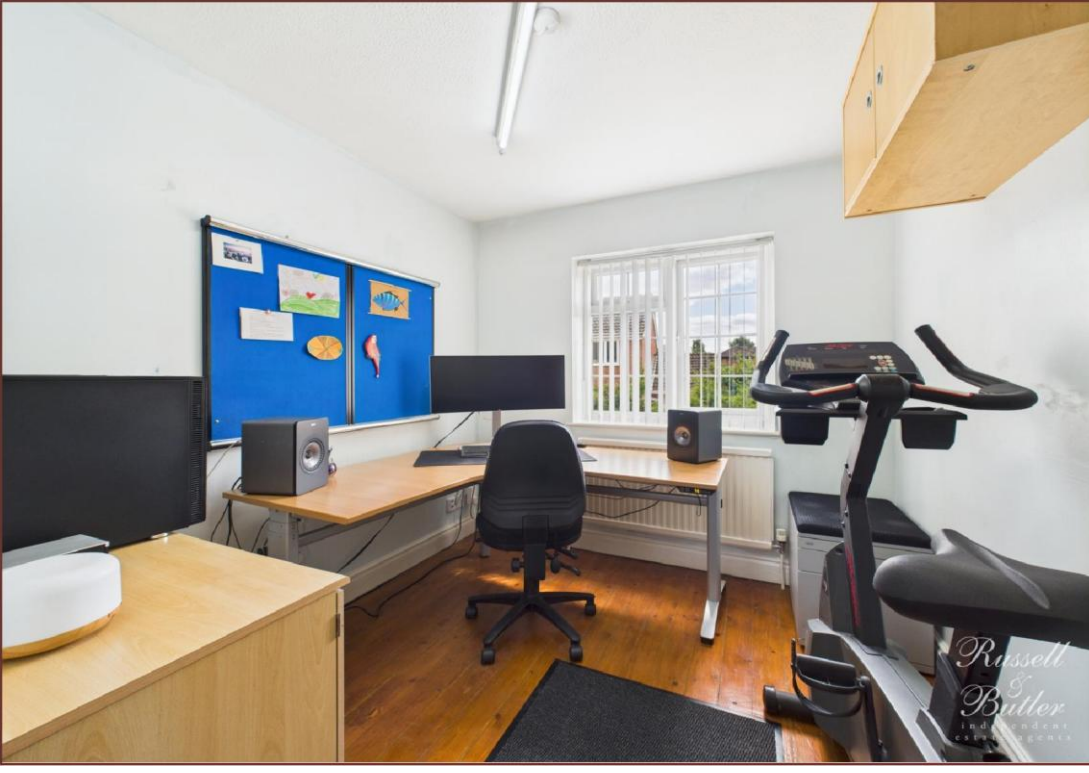
Parking: Driveway parking.

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.



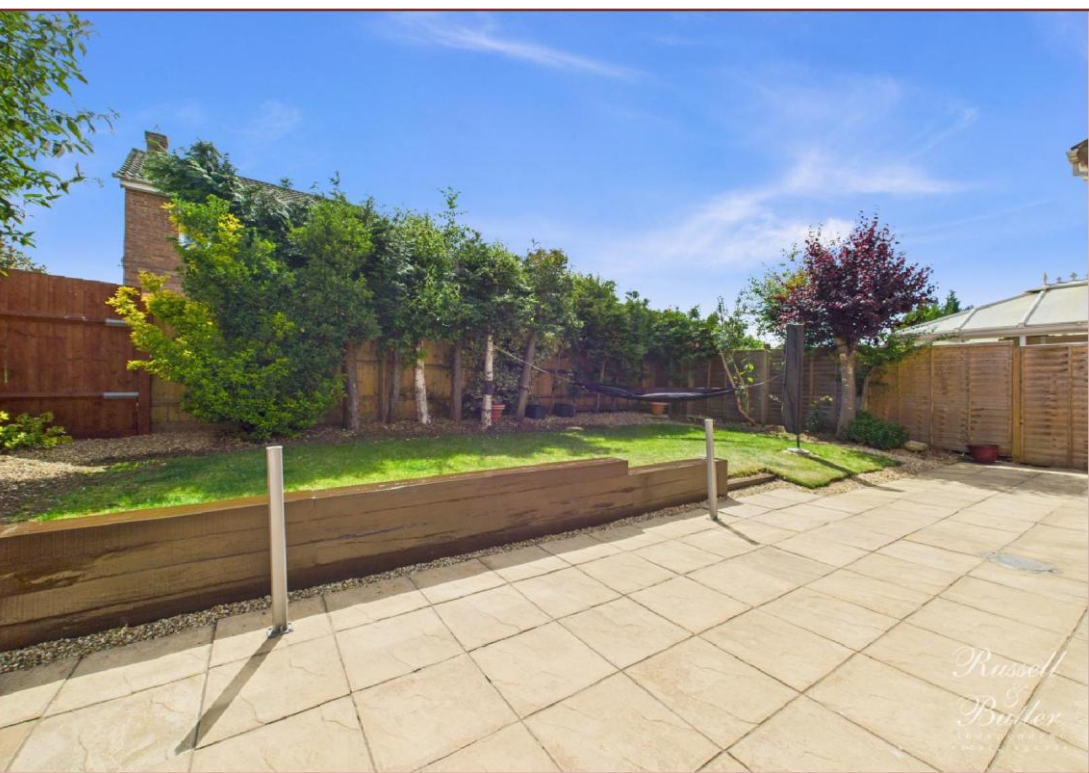




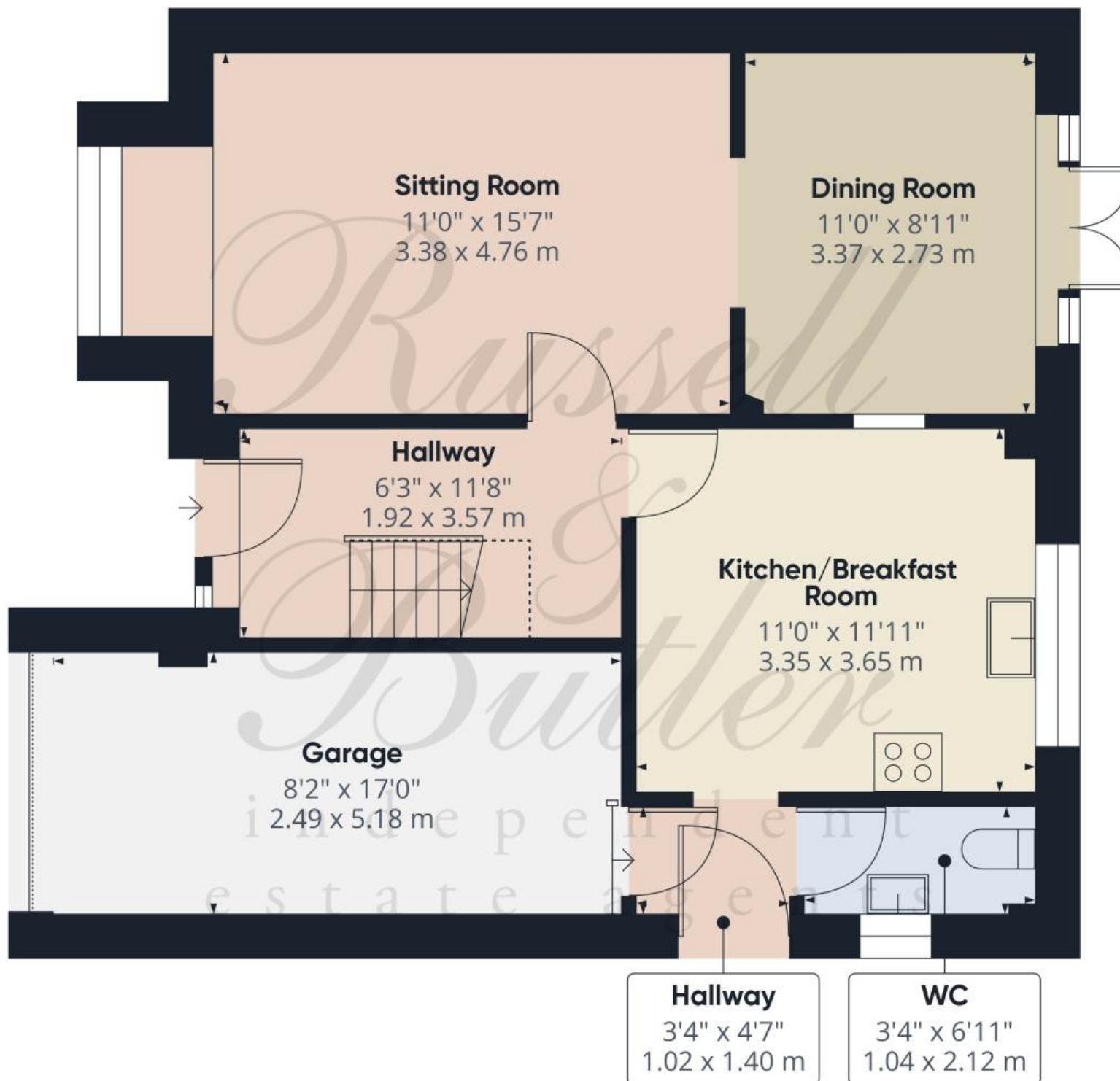


*Russell  
Butler*  
PROPERTY  
ESTATES









Floor 0

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

682 ft<sup>2</sup>

63.4 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

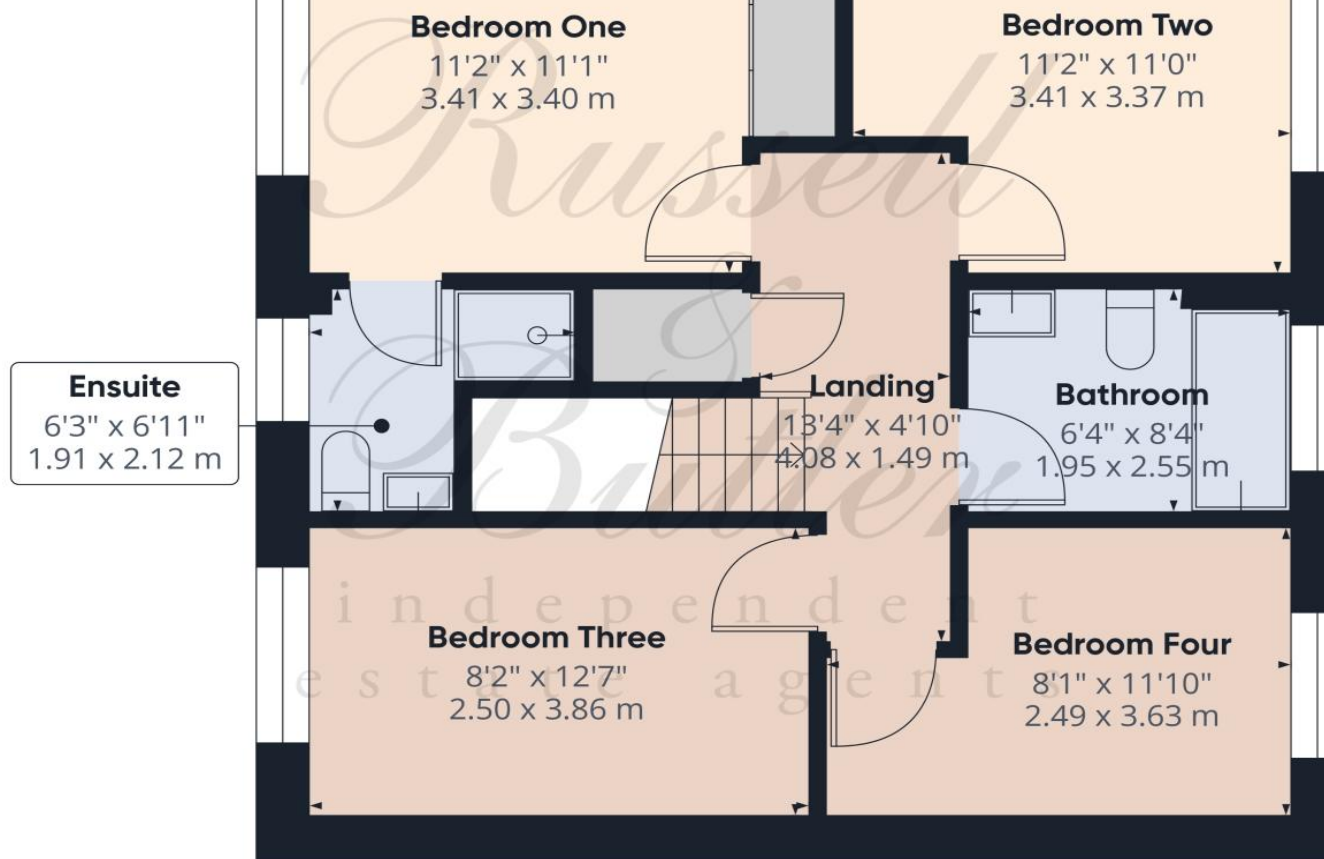
Reduced headroom

..... 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.

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Floor 1

**Approximate total area<sup>(1)</sup>**  
599 ft<sup>2</sup>  
55.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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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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