

Russell & Butler
independent estate agents

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Foundry Drive, Buckingham, MK18 1WX

Asking Price £415,000.00

A very well presented and spacious four bedroom family home well situated in Buckingham and within walking distance of the town centre and local amenities. The property benefits from having a garage and driveway parking situated at the rear of the property, plenty of storage throughout and two bathrooms. The accommodation of the property fully comprises: Entrance hall with built in storage, cloakroom, kitchen/breakfast room with a range of built in appliances, sitting room with French doors leading out to the rear garden, three bedrooms and a family bathroom. To the second floor the stairs lead up to a large bedroom with built in wardrobes, velux window and ensuite with double width walk in shower. To the rear the garden has both patio and decked areas and a low maintenance artificial lawn, gated side access and a single garage with power connected and driveway parking. EPC Rating B, Council Tax band E.



Entrance

Door to;

Entrance Hall

A range of built in storage cupboards, radiator, stairs rising to first floor.

Cloakroom

White suite of low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, downlighters, electric extractor fan, radiator.

Sitting Room *15' 11" X 13' 8" (4.87m X 4.17m)*

4.87m max x 4.17m max

Upvc double glazed French doors to rear, Upvc double glazed window to rear aspect, radiator.

Kitchen/Breakfast Room *11' 2" X 8' 11" (3.41m X 2.74m)*

A range of base and eye level units, stainless steel sink unit with mixer tap, cupboard under, tiling to splash areas, work top space, built in oven and hob, built in fridge freezer, built in dishwasher, built in washer dryer, radiator, Upvc double glazed window to front aspect, Upvc double glazed window to side aspect, cupboard housing gas fired boiler, downlighters.

First Floor Landing

Built in storage cupboard, cupboard housing hot water tank with shelving as fitted, door to second floor, two radiators, Upvc double glazed window to front aspect.

Bedroom Two *10' 11" X 9' 11" (3.35m X 3.03m)*

Upvc double glazed window to rear aspect, radiator.

Bedroom Three *10' 8" X 8' 11" (3.27m X 2.72m)*

Upvc double glazed window to front aspect, Upvc double glazed window to side aspect, radiator.

Bedroom Four *10' 11" X 5' 10" (3.35m X 1.79m)*

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with shower over, shower screen as fitted, low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, heated towel rail, electric extractor fan, downlighters.

Second Floor

Bedroom One *17' 7" X 10' 9" (5.38m X 3.29m)*

5.38m to front of wardrobe x 3.29m

Built in wardrobes, radiator, Upvc double glazed window to front aspect, velux to rear.

En Suite

Double width walk in shower, low level wc, pedestal wash hand with mixer tap, heated towel rail, tiling to splash areas, velux to rear.

Outside

Front Aspect

Low maintenance to front, pathway leading to property entrance, out side light.

Rear Garden

Artificial grass with patio and decked seating area, gated access, out side tap.

Single Garage

Power and light connected, up and over door.

Please Note

Maintenance Charge for the Development approx £30 PCM.

EPC Rating: B.

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.

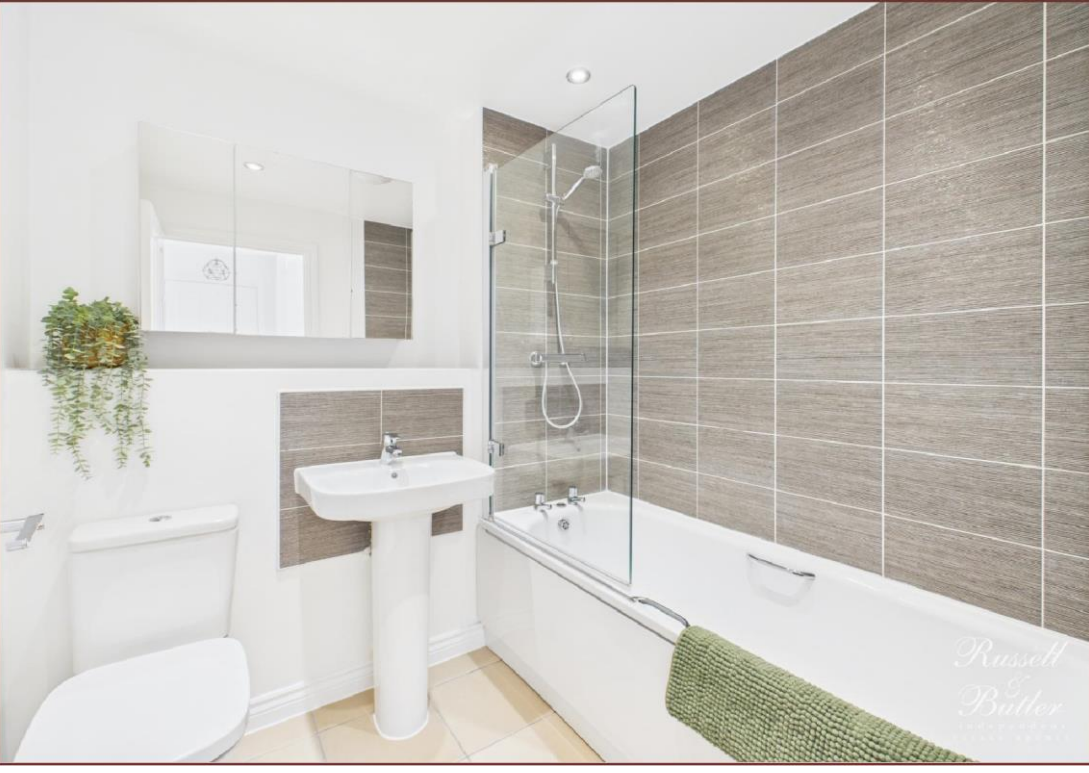
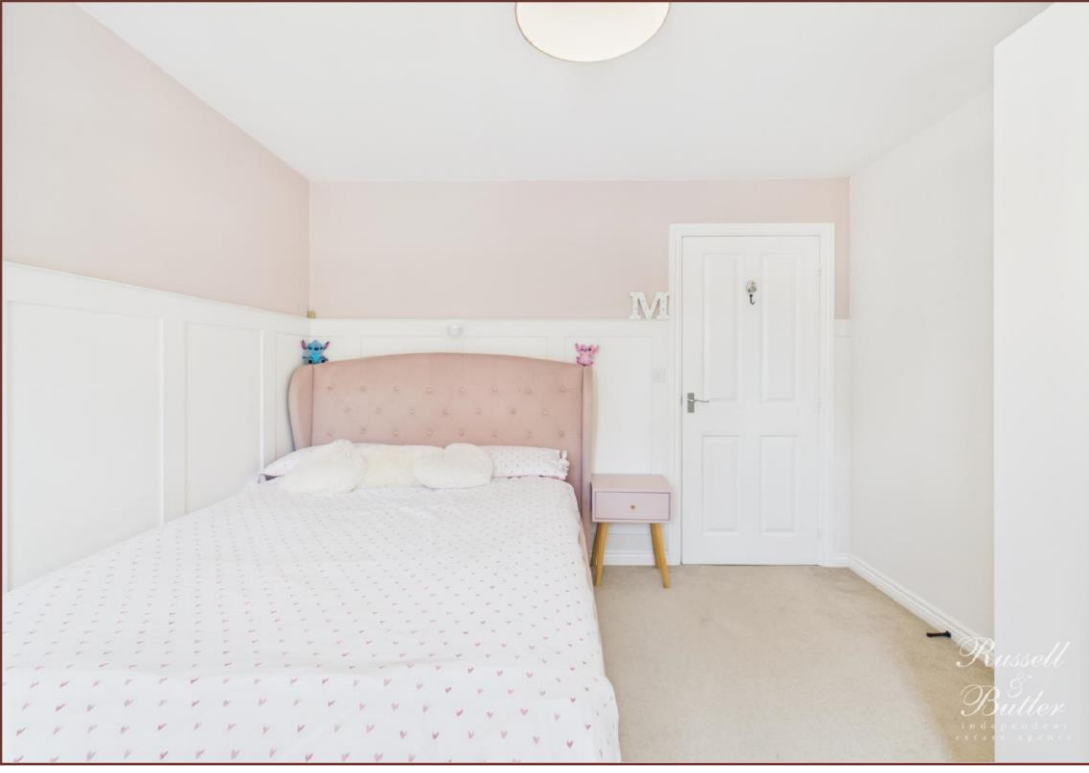
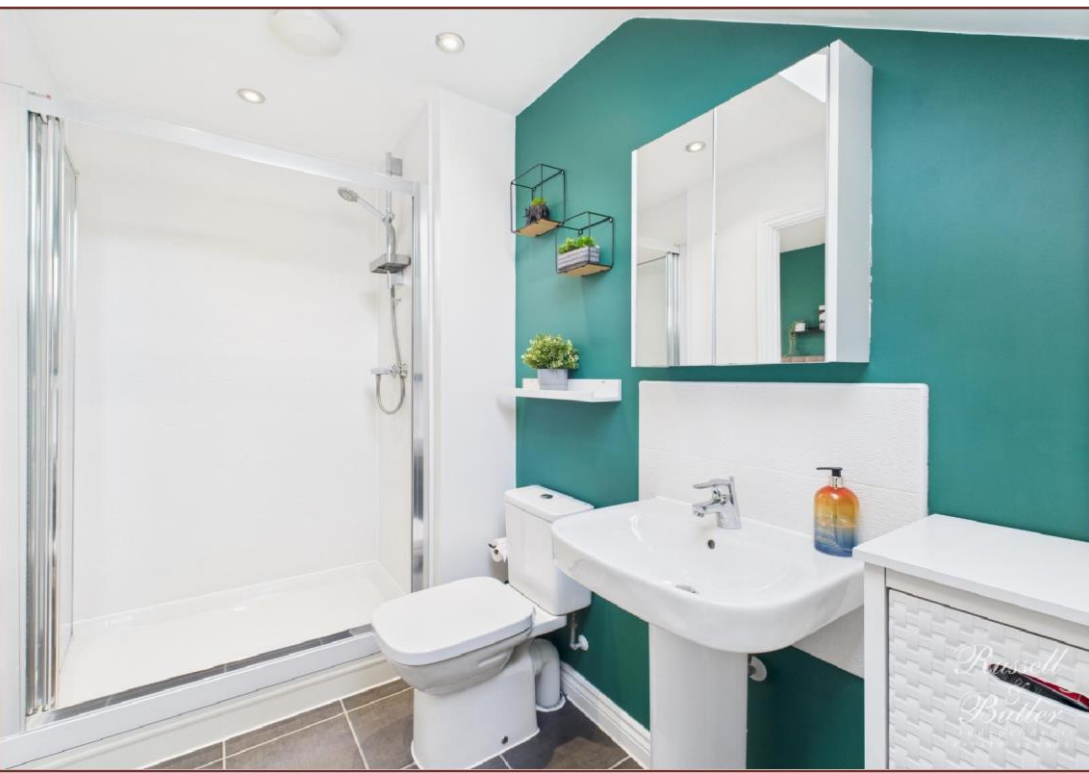
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area*

1347 ft²

125.2 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360

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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