

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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&
Butler*
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e s t a t e a g e n t s

Sandhurst Drive, Buckingham, MK18 1DT

Asking Price £525,000.00 Freehold

A very well presented four bedroom detached family home, located in a quiet cul de sac which is within close walking distance to Buckingham town and all the amenities. The property benefits further from a re-fitted kitchen/breakfast room with a central island with breakfast bar, conservatory with a wood burning stove, and a balcony leading off the dressing room/bedroom five enjoying views over the town. The flexible accommodation comprises: Entrance porch, hallway, dining room, sitting room with French doors to the conservatory benefiting from a wood burning stove and patio doors to the rear garden, re-fitted kitchen/breakfast room with central island with Granite worksurfaces, ground floor cloakroom, lobby area and integral storage. On the first floor the landing leads to the master bedroom with en-suite, a separate dressing room (could be bedroom 5) with French doors leading out onto the attractive feature of a balcony seating area with views over the town, two further double bedrooms an fourth single bedroom and the family bathroom. There is off road parking to the front and enclosed and well established gardens to the rear. EPC rating D. Council tax E.



Entrance Porch
16' 8" X 15' 8" (5.10m X 4.80m)
Providing access to accommodation, Upvc double glazed window to front and side aspects, tiled floor.

Entrance Hall
Stairs rising to first floor, cloaks storage space, tiled flooring, radiator, part glazed door to dining room.

Cloakroom
White suite of low level wc, wall mounted wash hand basin, tiling to splash areas, wall mounted gas fired boiler, radiator.

Sitting Room
12' 5" X 9' 9" (3.81m X 2.98m)
Upvc French doors to conservatory, radiator, wall mounted frame gas fire.

Dining Room
15' 0" X 9' 8" (4.58m X 2.96m)
Upvc double glazed window to front aspect, ceramic tiled floor, two radiators.

Reception Lobby
5' 6" X 5' 6" (1.70m X 1.68m)
Space and plumbing for automatic washing machine, ceramic tiled floor, Upvc double glazed door to side aspect, door to storage area.

Conservatory
8' 7" X 8' 4" (2.64m X 2.56m)
A lovely conservatory addition with brick built base, Upvc double glazed window and French doors to rear garden, feature wood burning stove, inset downlighters.

Kitchen/Breakfast Room
26' 6" X 20' 3" (8.10m X 6.18m)
Refitted to a high specification to comprise inset one and a quarter sink unit with mono bloc mixer spray taps, cupboard under, a further range of wall/drawer and base units with Granite work tops, and co-ordinating upstands, integrated dishwasher, Stoves range cooker, stainless steel splash back and extractor hood over, space for American style fridge freezer, central island with breakfast bar, granite work top over, storage under, upright contemporary radiator, ceramic tiled flooring, Upvc double glazed window to rear aspect, Upvc double glazed French doors to rear garden, fireplace recess.

Bedroom One
44' 11" X 26' 6" (13.70m X 8.10m)
Upvc double glazed window to front aspect, radiator, access to loft space, built in storage unit.

En-Suite
5' 8" X 5' 7" (1.75m X 1.72m)
Refitted to comprise fully tiled corner shower cubicle with shower as fitted, glazed screen, wash hand basin with mixer tap, storage under, ceramic tiling to splash areas, low level wc, chrome ladder heated towel rail, Upvc double glazed window to rear aspect, inset downlighters, extractor fan, ceramic tiled floor, radiator, airing cupboard storing hot water tank.

Dressing Room
13' 1" X 10' 1" (4.01m X 3.08m)
French doors leading to a feature balcony with attractive views over the town, cast iron spiral stair case leading down to rear garden.

Bedroom Two
10' 9" X 10' 2" (3.30m X 3.12m)
Upvc double glazed window to rear aspect, radiator, wood laminate flooring.

Bedroom Three
10' 9" X 10' 2" (3.30m X 3.12m)
Upvc double glazed window to front aspect, radiator, wood laminate flooring.

Bedroom Four
7' 7" X 7' 6" (2.32m X 2.30m)
Upvc double glazed window to front aspect, radiator, wood laminate flooring.

Family Bathroom
8' 1" X 5' 11" (2.47m X 1.81m)
Refitted white suite of 'P' shaped bath with separate shower over, mixer waterfall taps, wash hand basin with storage under, low level wc, full height ceramic tiling to walls, chrome ladder heated towel rail, ceramic tiled floor, two Upvc double glazed windows to rear aspect.

Storage room
16' 3" X 4' 9" (4.97m X 1.45m)
Providing useful storage space, Two Upvc double glazed windows to front aspect.

Front Garden
Open plan and laid to lawn, flower and shrub beds and borders, off road parking, gated access to rear garden.

Rear Garden
A particularly attractive feature of this property is the lovely rear gardens with several patio seating areas, laid to lawn, established and well stocked flower and shrubs beds and borders, paved pathways leading to timber storage shed, gated side access providing a useful bin storage area, outside tap, oversight lighting, fully enclosed by panel fencing.

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

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

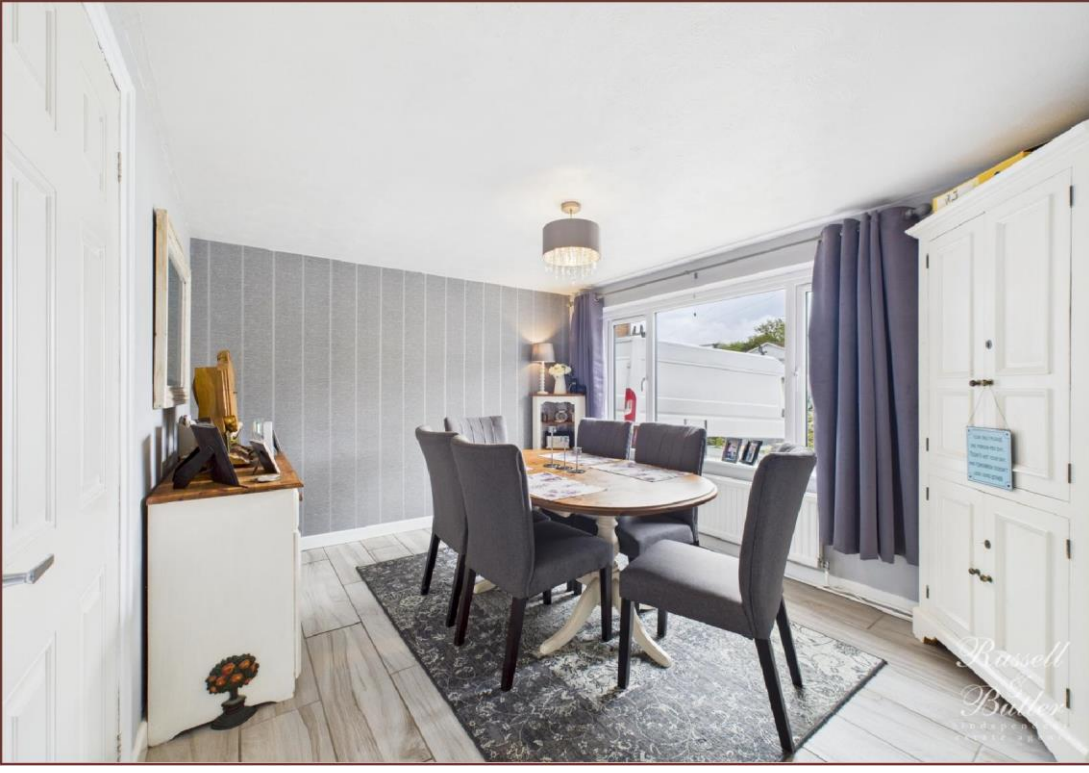
Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

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.





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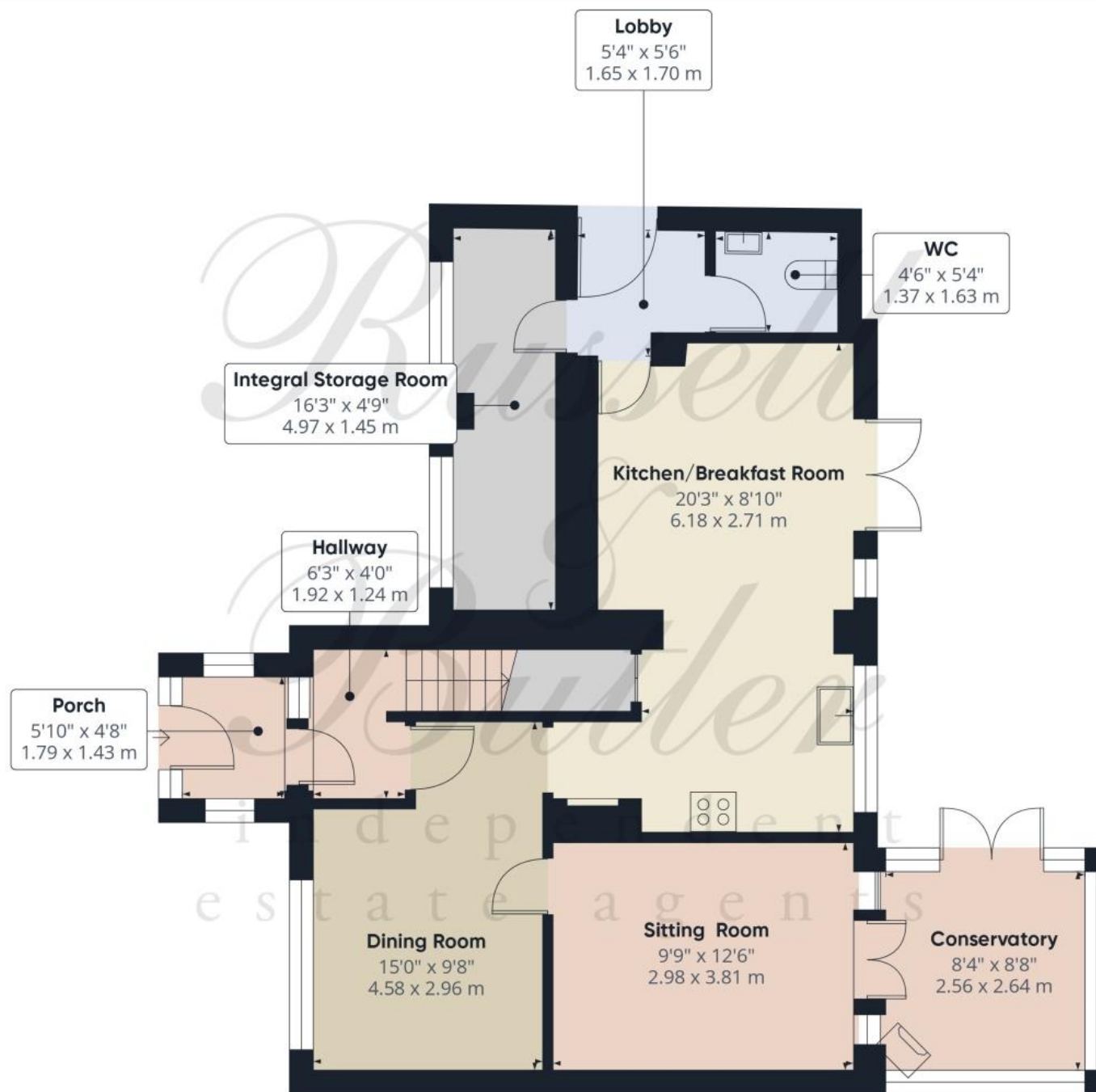


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Floor 0

Approximate total area^m

771 ft²

71.6 m²

(1) Excluding balconies and terraces

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

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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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