

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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Bourtonville, Buckingham, MK18 1AZ

Asking Price £450,000

An extended four bedroom spacious family home situated in Buckingham and benefiting from being within walking distance of two primary schools and short walking distance of the Buckingham Secondary and the Royal Latin Grammar schools. The property benefits from an open plan kitchen/dining area, downstairs WC, a further bedroom/office space on the ground level as well as four good sized bedrooms on the first floor. The accommodation of the property fully comprises: Entrance hall with under stairs storage, a spacious and light lounge/diner, kitchen open through to the dining area, conservatory leading out to the rear garden, inner hallway, downstairs WC, bedroom/home office, first floor landing, main bedroom with ensuite, three further good sized bedrooms and the family bathroom. To the outside there is plenty of driveway parking and gated access leading to a large rear garden. EPC rating C. Council Tax Band C. Freehold.



Entrance

Door to:

Entrance Hall

Under stairs storage, stairs rising to first floor.

Lounge/Diner

20' 11" X 14' 1" (6.38m Max x 4.3m Max)

Two Upvc double glazed windows to front aspect, Upvc double glazed window to side aspect, two radiators.

Kitchen

20' 11" X 7' 4" (6.38m Max x 2.26m Max)

Stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, a range of base and eyelevel units, built in oven and hob, extractor over, space for washing machine, space for dishwasher, 'Worcester' gas fired boiler supplying both domestic hot water and gas to radiator central heating, space for fridge freezer, Upvc double glazed window to side aspect, open through to:

Dining Area

10' 11" X 10' 10" (3.35m Max x 3.31m Max to door recess)

Door to side, radiator.

Conservatory

10' 4" X 7' 4" (3.16m X 2.24m)

Double glazed, door to garden, power connected.

Inner Hall

Cloakroom

White suite of sink with mixer tap and drawer under, low level wc, radiator, tiling to splash areas, Upvc double glazed window to side aspect.

Bedroom/Study

8' 7" X 7' 1" (2.64m Max x 2.18m Max)

Upvc double glazed window to rear aspect, radiator.

First Floor Landing

Access to loft space.

Bedroom One

13' 2" X 10' 11" (4.02m x 3.34m)

Upvc double glazed window to rear aspect, radiator.

En-Suite

Walk in shower, low level wc, sink with mixer tap, tiling to splash areas, extractor fan.

Bedroom Two

13' 11" X 9' 8" (4.25m X 2.95m)

Upvc double glazed window to front aspect, radiator.

Bedroom Three

10' 11" X 10' 7" (3.35m Max to rear of storage x 3.23m Max)

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

Bedroom Four

11' 5" X 7' 5" (3.48m X 2.28m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with mixer tap and shower attachment over, shower screen as fitted, low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, radiator, Upvc double glazed window to side aspect.

Outside

Front Aspect

Driveway to front, gated to side access.

Rear Garden

Laid mainly to lawn with patio area, low maintenance gravel and barked areas, outside tap to side of property.

Please Note

EPC Rating: C.

Council Tax Band: C.

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: 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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independent
estate agents



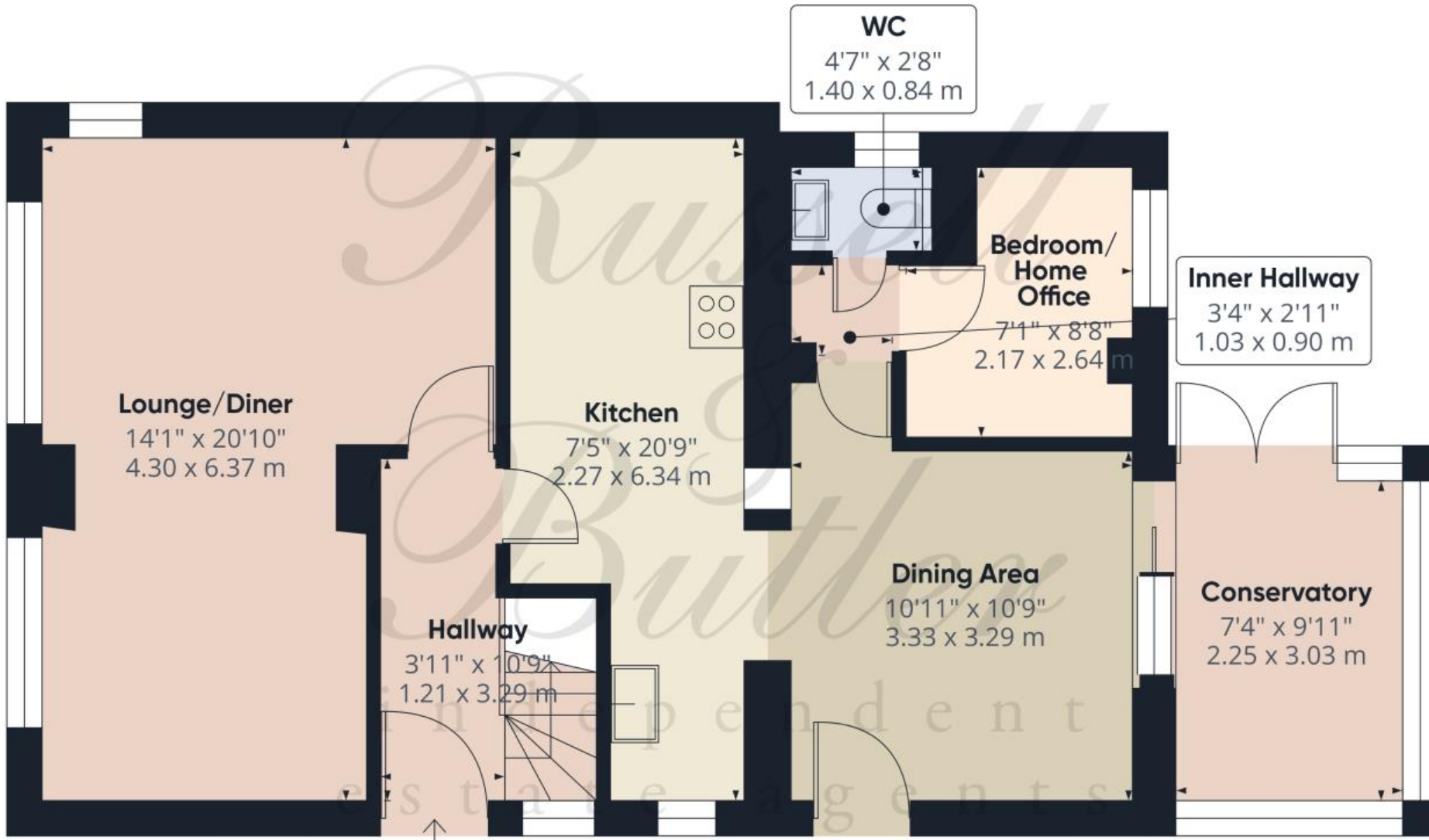
Approximate total area⁽¹⁾
742 ft²
68.9 m²

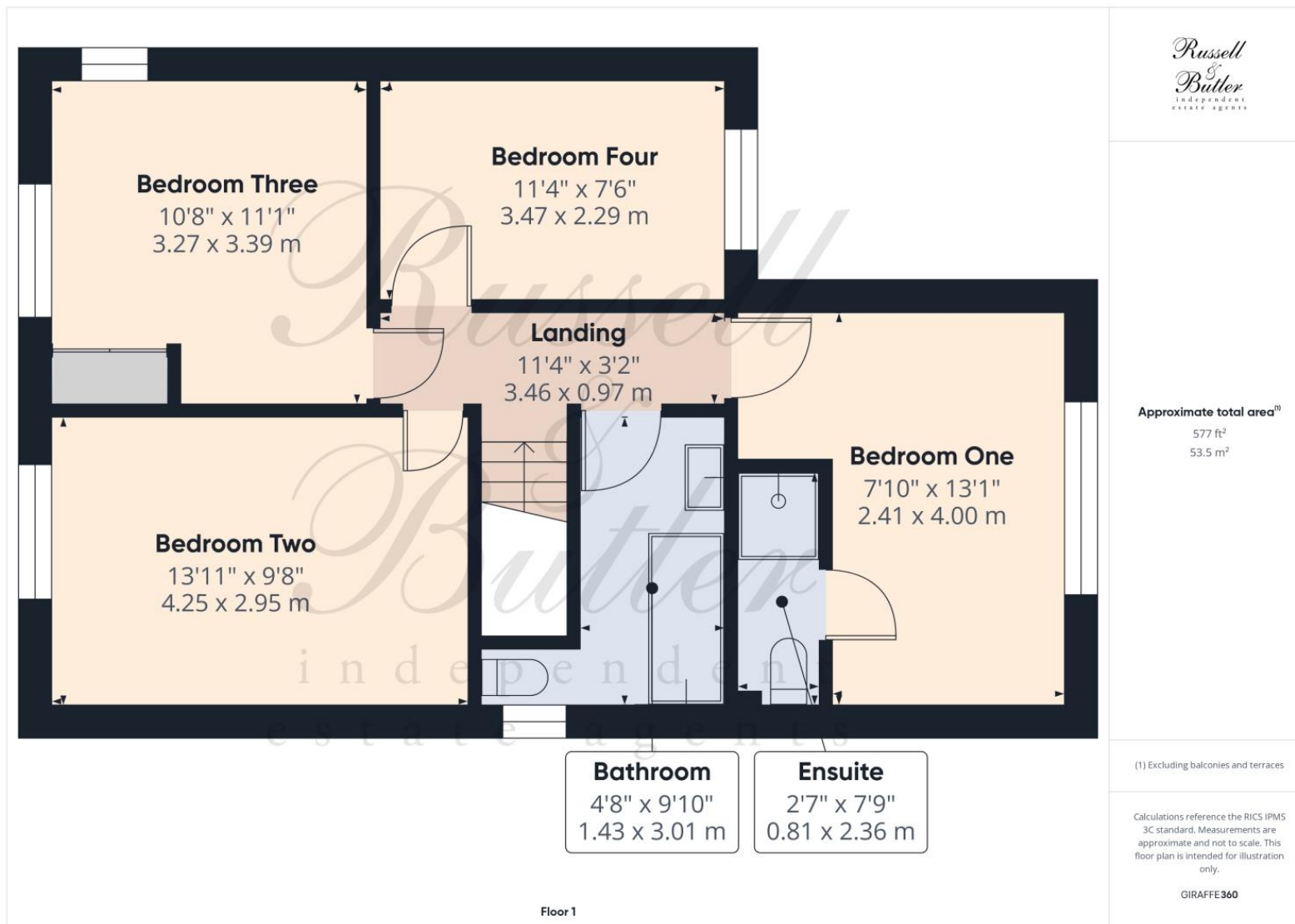
(1) Excluding balconies and terraces

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

GIRAFFE360

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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