

*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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## Hilltop Avenue, Buckingham, MK18 1YH    Asking Price £455,500 Freehold

A four double bedroom split level detached family home on the popular Page Hill development, being offered for sale with no onward chain. The property benefits from being in catchment and walking distance to Buckingham primary school and catchment for both Buckingham Secondary and the Royal Latin Grammar Schools, block paved driveway for several vehicles and an integral single garage, double glazing and gas to radiator central heating (the boiler was replaced in June 2025 with British Gas) The accommodation offered: entrance hall, ground floor cloakroom, kitchen/breakfast room, utility room, lounge/diner with wood burning stove and patio doors leading out onto the private rear garden. There are four double bedrooms, family bathroom with white suite and a separate shower/wet room. Enclosed gardens to the rear which are laid mainly to lawn and not overlooked with patio entertaining area. No Onward Chain. Council tax band E. EPC rating awaited.



## Entrance

Replacement composite door to:

## Entrance Porch

Part glazed door to hallway.

## Hallway

Providing access to accommodation, radiator, half staircase leading to lounge/diner, part glazed door to kitchen/breakfast room.

## Cloakroom

White suite of low-level W/C, wall mounted wash hand basin, ceramic tiling to splash area, radiator, Upvc double glazed window to front aspect.

## Kitchen/Breakfast Room

*9' 1" X 10' 5" (2.79m X 3.18m)*

Fitted to comprise inset twin stainless steel sink unit with mono bloc mixer taps, cupboard under, work tops over, ceramic tiling to splash areas, a further range of wall/drawer/base units, integrated dish washer, 6 burner gas range cooker with filter hood over, integrated microwave, integrated under counter fridge, Upvc double glazed window to front aspect, Upvc double glazed door to side aspect, ceramic tiled flooring, radiator, door to;

## Utility Room

*4' 10" X 5' 8" (1.49m X 1.75m)*

Inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, space and plumbing for washing machine, space for tumble dryer, cupboard housing gas fired Worcester (installed by British Gas June 2025) ceramic tiled flooring, Upvc double glazed window to side aspect, radiator.

## Lounge/Diner

*25' 10" X 12' 7" (7.88m X 3.85m)*

A light and spacious lounge/diner benefitting from a wood burning stove, Upvc double glazed sliding doors leading out onto the patio and private rear garden, two double panel radiators, coving to ceiling, Upvc double glazed window overlooking the rear garden.

## Bedroom One

*12' 7" X 10' 4" (3.86m X 3.15m)*

Upvc double glazed window to rear aspect, radiator, coving to ceiling.

## Bedroom Two

*12' 8" X 7' 7" (3.87m X 2.32m)*

Upvc double glazed window to rear aspect, radiator.

## Family Bathroom

*8' 5" X 7' 6" (2.58m X 2.30m)*

White suite of panel bath with separate shower over, pedestal wash hand basin, low level W/C, full height ceramic tiling to walls, chrome ladder/heater towel rail, light and shaver point, airing cupboard housing hot water tank, Upvc double glazed window to rear aspect.

## First Floor Half Landing

Stairs leading to bedrooms 3 & 4 and separate wet room.

## Bedroom Three

*14' 4" X 10' 6" (4.37m X 3.22m)*

Radiator, Upvc double glazed window to front aspect, secondary loft access.

## Bedroom Four

*14' 6" X 8' 0" (4.42m X 2.44m)*

Upvc double glazed window to front aspect, radiator.

## Shower Room

*4' 7" X 11' 4" (1.42m X 3.47m)*

White suite of low-level W/C, pedestal wash hand basin, fully tiled walk-in shower with shower as fitted, full ceramic tiling to walls, ceramic tiled floor, Window to front aspect, chrome ladder heater/towel rail.

## Front Garden

Block paved driveway for several vehicles, leading to property entrance and single garage, side access down to the rear garden.

## Integral Garage

*18' 11" X 10' 4" (5.78m X 3.17m)*

With light and power connected, up and over door. Personal door to hallway.

## Rear Garden

Fully enclosed private rear garden, laid mainly to lawn with paved patio, established planting, fully enclosed by panel fencing, steps leading up to side access, outside tap, outside lighting.

## Please Note

EPC Rating: Awaited.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas to radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & 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: Garage, driveway parking, on street.

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.

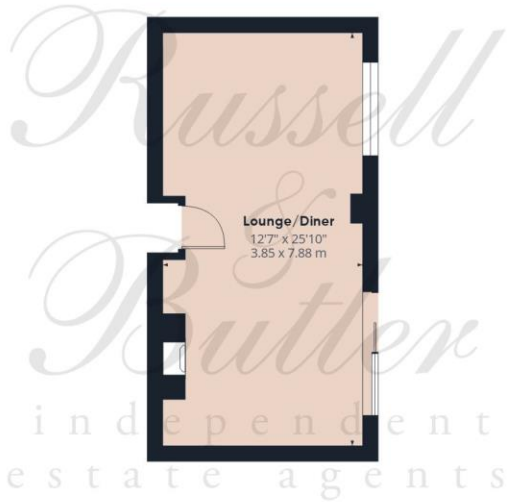




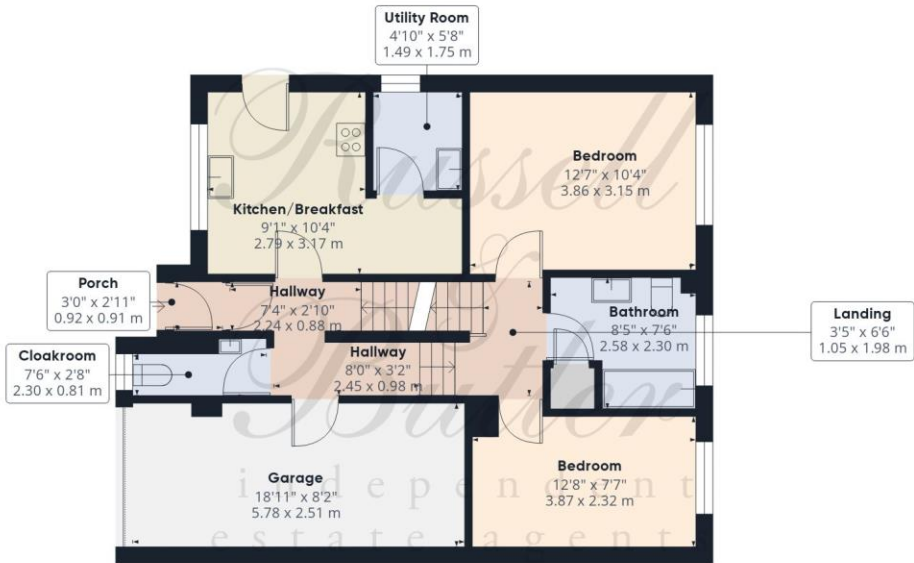
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Floor 0



Floor 1



Floor 2

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

1337 ft<sup>2</sup>  
124.3 m<sup>2</sup>

Reduced headroom

28 ft<sup>2</sup>  
2.6 m<sup>2</sup>

(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.

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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