

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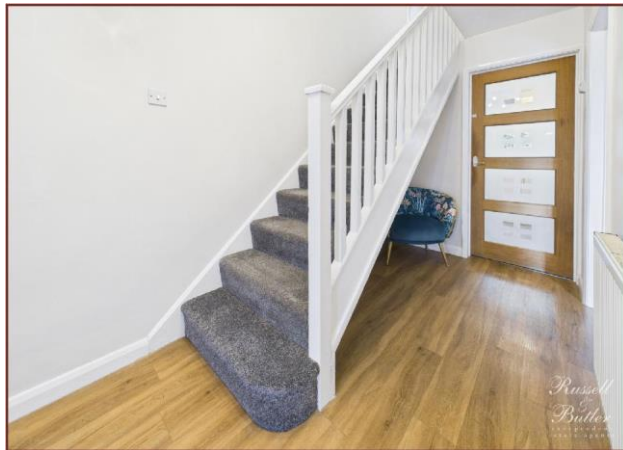
*Russell
& Butler*
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e s t a t e a g e n t s

Middlefield Close, Buckingham, MK18 1XR

Asking Price £550,000.00 Freehold

Located in a quiet cul de sac on the popular Page Hill development, an extended four bedroom detached family home that offers flexible and spacious living accommodation. The property is offered for sale with no upper chain with block paved driveway for several vehicles leading to the property entrance with gated side access to the established and private rear gardens with large, paved patio and artificial lawn.

Accommodation comprises: entrance hall, ground floor cloakroom, sitting room open through to dining area, Upvc double glazed doors leading to the family room extension which is of generous proportions providing versatile living space with patio doors which lead out onto the garden. The kitchen breakfast room has integrated appliances and solid wood worktops and breakfast bar, spacious utility room and the remaining garage store. On the first floor the master bedroom has built in wardrobes and en-suite bathroom with jacuzzi bath, bedrooms two and three and both good sized double rooms with built in wardrobes, a fourth single bedroom and family shower room. Council tax band E. EPC rating awaited. No Upper chain. Upvc double glazing throughout and gas to radiator central heating.



Entrance

Door to:

Entrance Hall

Wood laminate flooring, stairs rising to first floor, radiator.

Cloakroom

White suite of low level wc, wash hand basin, Upvc double glazed window to front aspect, radiator.

Lounge/Diner

24' 2" X 12' 3" (7.38m x 3.74m Max)

Upvc double glazed window to front aspect, radiator, open through to dining area, coving to ceiling.

Dining Area

Radiator, Upvc double glazed doors to family/dining room extension, coving to ceiling.

Dining/ Family Room

20' 2" X 18' 9" (6.17m Max, 3.57m Min x 5.73m Max, 2.14m Min. L-shaped)

Providing additional living space that can be used as a spacious family room/dining area/additional sitting room, two wall mounted heaters, Upvc double glazed doors to patio and rear garden.

Kitchen/Breakfast Room

19' 9" X 10' 8" (6.04m x 3.26m Max, 2.27m Min. L-Shaped Room)

Fitted to comprise inset sink unit with mono bloc mixer taps, cupboard under, further range of wall/drawer and base units with solid wood work tops over, ceramic tiling to splash areas, breakfast bar, integrated fridge & freezer, integrated twin electric oven, built in microwave, built in steam oven, five burner gas hob with extractor hood over, space and plumbing for dishwasher, ceramic tiled floor, pull out larder unit, two Upvc double glazed windows to rear aspect, upright radiator.

Utility Room

9' 8" X 9' 4" (2.96m X 2.86m)

Space and plumbing for both washing machine and tumble dryer with work tops over, extensive range of floor to ceiling storage cupboards, Upvc double glazed door to side aspect, door to remaining garage store, radiator, wall mounted gas fired boiler supplying both domestic hot water and gas to radiator central heating.

First Floor Landing

Access to loft space, double width airing cupboard with hot water tank and linen shelving as fitted.

Bedroom One

12' 5" X 9' 10" (3.79m X 3.02m)

Upvc double glazed window to rear aspect, radiator, range of built in wardrobes with hanging rail and shelving as fitted, door to:

En-Suite

8' 11" X 5' 7" (2.74m X 1.72m)

White suite of Jacuzzi bath with mood lighting, wash hand basin housed in vanity unit, low flush wc with concealed system, Velux window, chrome ladder towel radiator, ceramic tiling to splash areas.

Bedroom Two

11' 4" X 10' 0" (3.46m X 3.05m)

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

Bedroom Three

11' 0" X 9' 4" (3.37m X 2.85m)

Upvc double glazed window to rear aspect, benefitting from a range of built in wardrobes, radiator.

Bedroom Four

8' 9" X 8' 1" (2.68m X 2.48m)

Upvc double glazed window to front aspect, radiator.

Family Shower Room

8' 0" X 5' 6" (2.45m X 1.70m)

Refitted to comprise double width walk in shower cubicle with rainfall shower head and additional shower spray attachment, contemporary style wash hand basin with waterfall taps, storage drawers under, low flush wc, Upvc double glazed window to rear aspect, ladder towel rail.

Front Garden

Block paved driveway for several vehicles, gated side access to rear garden, timber storage shed.

Rear Garden

Fully enclosed and private East facing rear garden with paved patio, steps leading up to the artificial lawn, established planting, outside tap.

Remaining Garage

8' 2" X 7' 8" (2.51m X 2.36m)

Up and over door.

Please Note

EPC Rating: TBC.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas 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: Driveway.

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*
independent
estate agents









Approximate total area⁽¹⁾

993 ft²

92.3 m²

Reduced headroom

14 ft²

1.3 m²

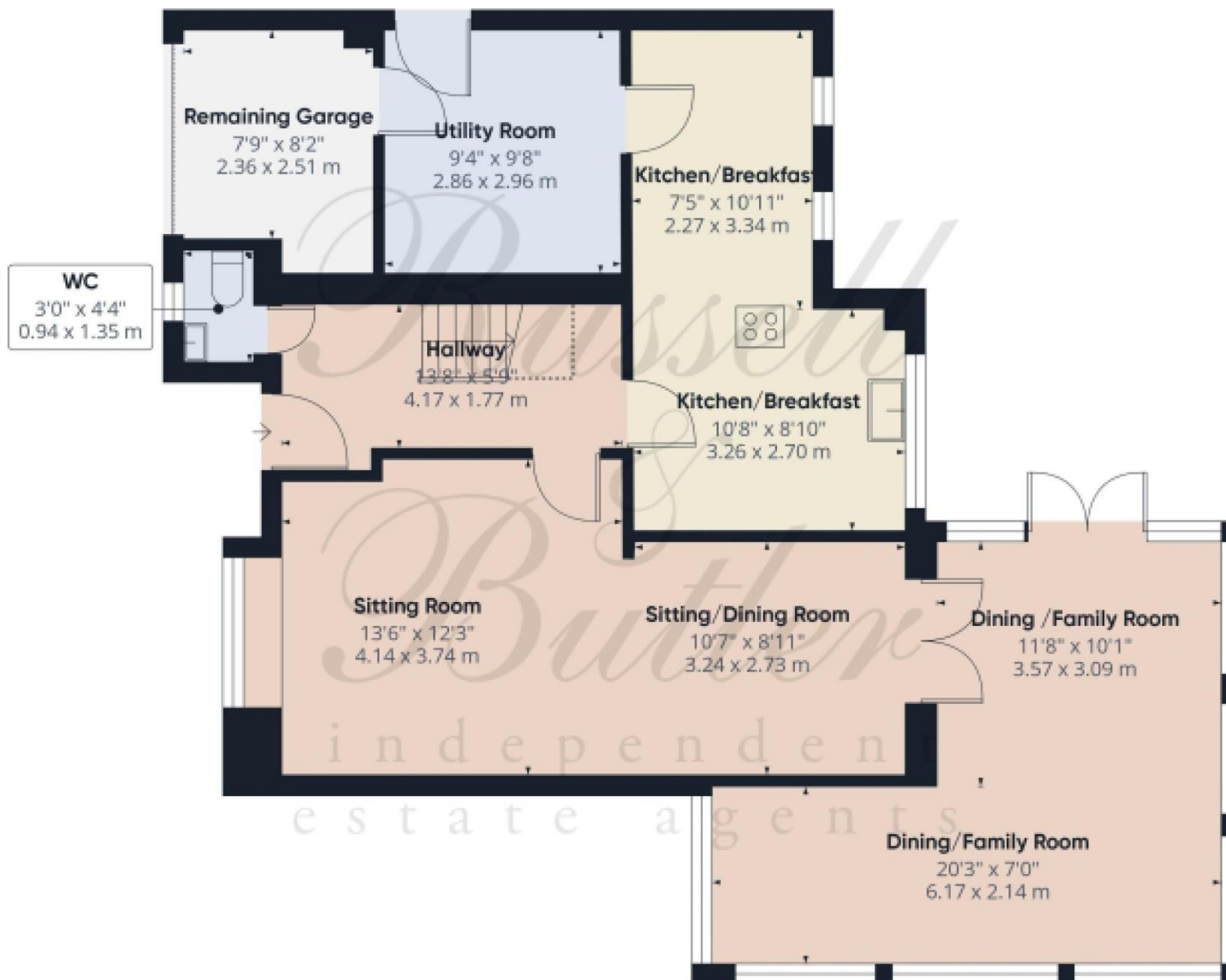
(1) Excluding balconies and terraces

Reduced headroom

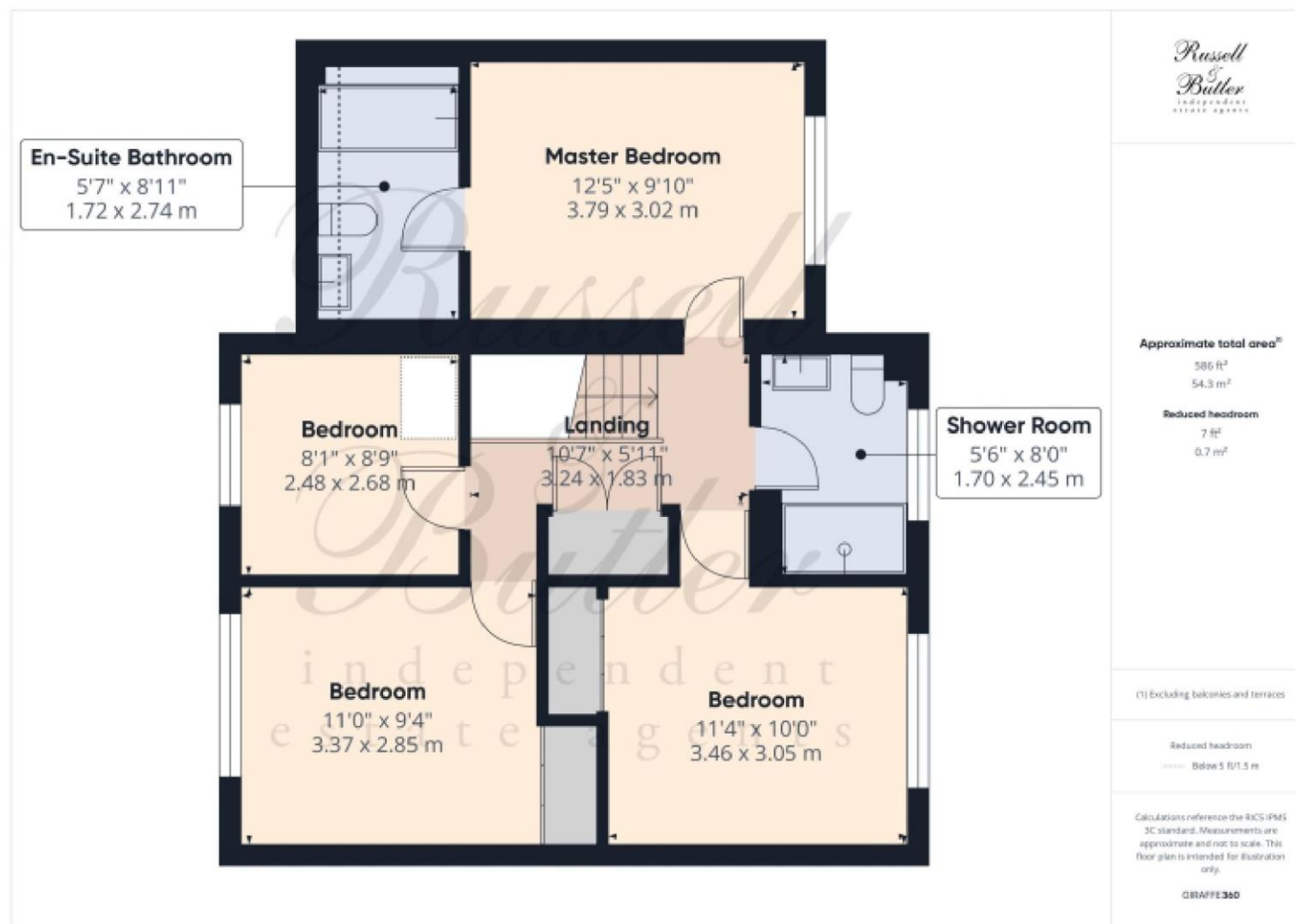
Below 5 ft/1.5 m

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

GRAPPE350



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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