

*Russell & Butler*  
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# Portfield Close, Buckingham, MK18 1BD

## Asking Price £435,000.00 Freehold

A spacious and very well presented four double bedroom semi detached family home situated in a cul de sac location and within walking distance of the town centre and the Royal Latin Grammar school. The property has been extended so provides a good amount of living space and fully comprises: Entrance hall, ground floor cloakroom, open plan living with bifold doors leading onto the rear, inner hall providing access to the side of the property and the integral single garage. On the second floor; bedroom one with an ensuite shower room, bedrooms two and three both benefiting from built in wardrobes, bedroom four and family bathroom with white suite. To the front of the property there is a good sized block paved driveway and access to the single garage. To the rear there us a fully enclosed garden with two patio seating areas and gated side access. EPC rating C. Council Tax Band D.



Entrance

Door to:

Entrance Hall

Built in storage, space for coats and shoes, contemporary style radiator.

Cloakroom

Low level wc, sink with mixer tap, under stairs storage space, tiling to splash areas, heated towel rail, extractor fan.

Inner Hall

Door to side.

Open Plan Living

Kitchen Area

17' 6" X 8' 3" (5.34m X 2.52m)

A range of base and eyelevel units, sink with mixer tap, range cooker, extractor hood over, space for washing machine, space for dishwasher, space for fridge/freezer, contemporary style radiator, downlighters, built in storage, Upvc double glazed window to rear aspect.

Dining Area

Upvc double glazed window to rear aspect.

Sitting Room Area

21' 3" X 11' 10" (6.48m X 3.62m)

Upvc double glazed window to front aspect, contemporary style radiator, Bi fold doors to rear aspect.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank.

Bedroom One

12' 7" X 12' 2" (3.84m max x3.73m max)

Upvc double glazed window to front aspect, contemporary style radiator, Cupboard housing 'Worcester' gas fired boiler supplying both domestic hot water and gas to radiator central heating.

En-Suite

Walk in shower, low level wc, wash hand basin with drawers under, heated towel rail, Upvc double glazed window to front aspect, downlighters, extractor fan.

Bedroom Two

11' 7" X 8' 3" (3.54m X 2.54m)

Upvc double glazed window to front aspect, contemporary style radiator, built in wardrobe with rail and shelving as fitted.

Bedroom Three

11' 3" X 8' 3" (3.44m max x 2.53m)

Upvc double glazed window to rear aspect, contemporary style radiator, built in wardrobe with rail and shelving as fitted.

Bedroom Four

9' 3" X 8' 3" (2.83m max x 2.53m max)

Upvc double glazed window to rear aspect, contemporary style radiator.

Family Bathroom

White suite of bath, low level wc, sink with mixer tap, storage under, Upvc double glazed window to rear aspect, towel radiator, tiling to splash areas, extractor fan.

Outside

Front Aspect

Block paved driveway to front aspect.

Rear Garden

Laid mainly to lawn, two patio seating areas, wendy house, outside tap, outside power, gated side access.

Integral Garage

16' 1" X 9' 10" (4.91m Max x 3m Max)

Electric roller door, eaves storage space, power and light connected.

Please Note

EPC Rating: C.

Council Tax Band: D.

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: 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

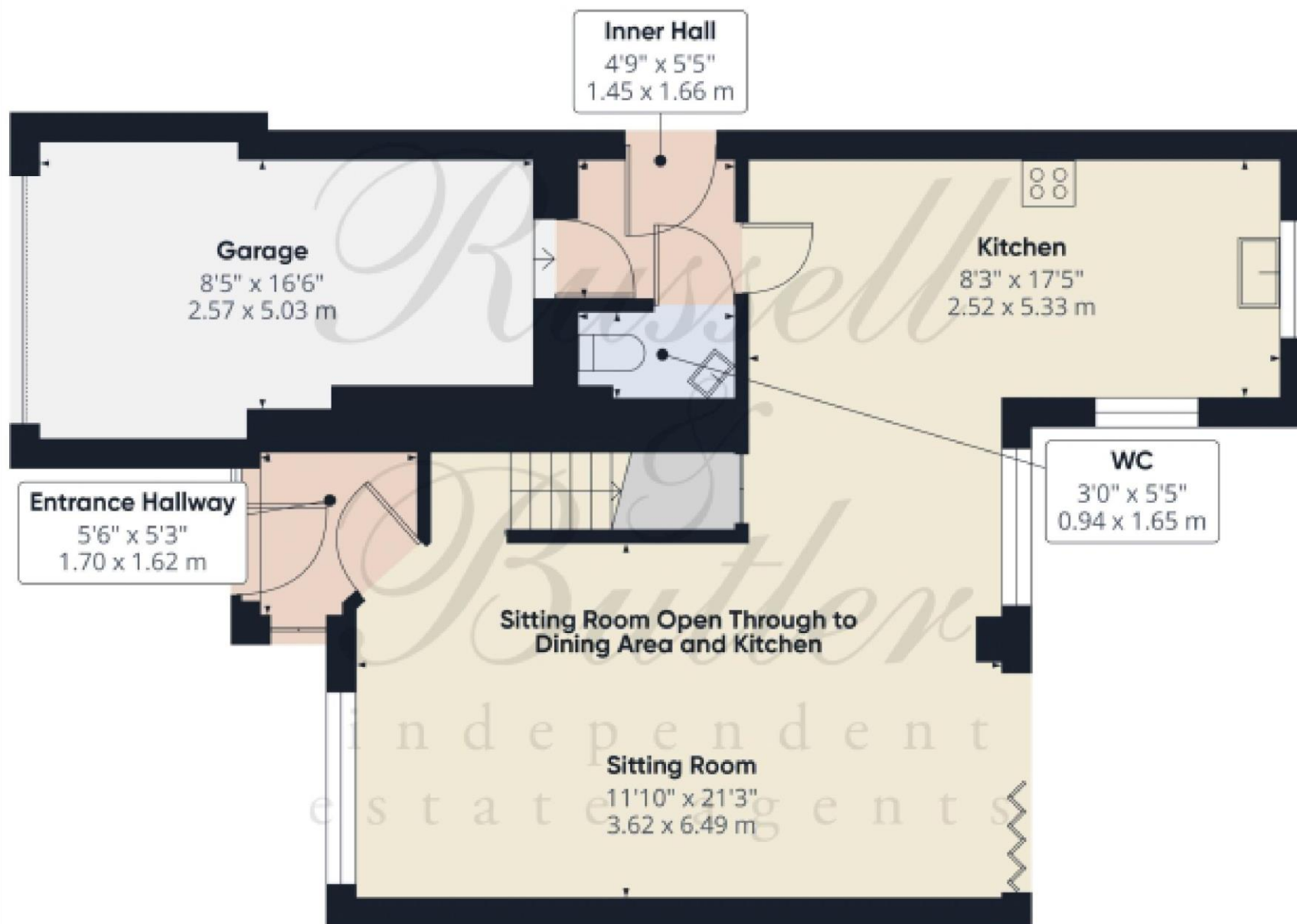
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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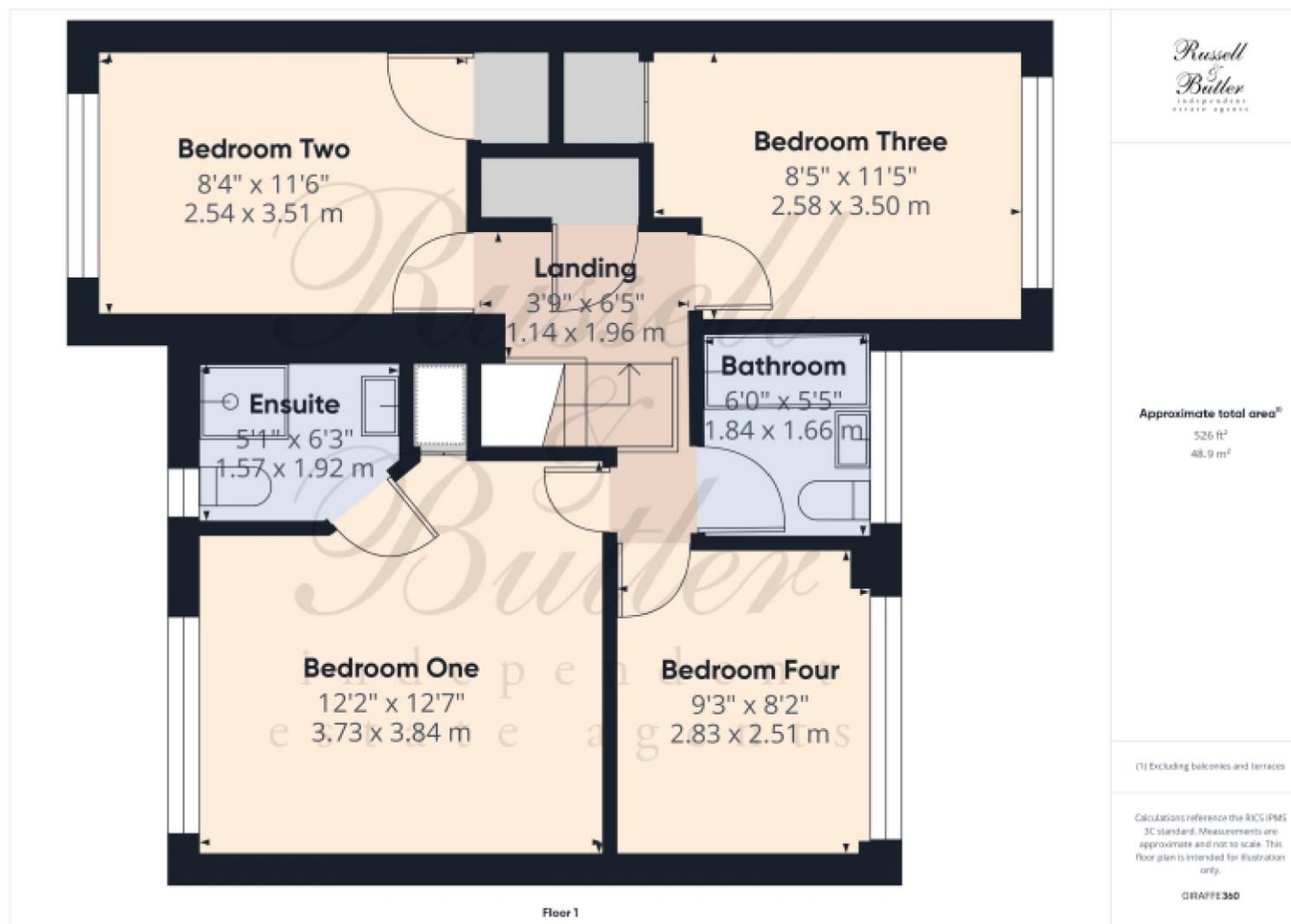
Approximate total area<sup>(1)</sup>

683 ft<sup>2</sup>  
63.5 m<sup>2</sup>

(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.

GBR/FF/350



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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