

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Buckingham Road, Gawcott, MK18 4JD

Asking Price £425,000.00

A fabulous four bedroom extended family home situated in a popular village with a rear garden measuring in excess of 100 feet. The property has been much improved by the current owners and benefits from a spacious re-fitted open plan kitchen/dining/family room, a re-fitted shower room, gas to radiator central heating, UPVC double glazing, a lovely garden studio professionally installed by "Green Retreats", a good size workshop with power & light and off road parking. The accommodation comprises: Entrance hall, cloakroom, sitting room with log burner, an L-shaped open plan kitchen/dining/family room, first floor landing, four bedrooms and shower room. Council Tax Band C. Energy rating D.





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Entrance

Double glazed composite entrance door to:

Entrance Hall

Karndean style flooring, stairs rising to first floor, central heating thermostat.

Cloakroom

White suite of wash hand basin, low flush wc, full ceramic tiling to walls and floor, ladder towel radiator, built in storage cupboard housing "ideal" gas fired boiler supplying both central heating and domestic hot water.

Sitting Room

15' 0" X 9' 10" (4.58m X 3.01m)

Fireplace with a log burner, solid wood Lintel over, Karndean flooring, Upvc double glazed window to front aspect, with shelving, radiator, open through to:

Kitchen/Dining Room

22' 1" X 2201' 5" (6.74m narrowing to 2.98m x 6.71m Max narrowing to 2.68m. L-shaped.)

Refitted to comprise "Belfast" sink unit with mono bloc mixer tap and cupboard under, further range of base and eyelevel units, solid wood work surfaces, ceramic tiling to splash areas, space for range cooker, integrated dishwasher, plumbing for automatic washing machine, sliding panty cupboard, Karndean style flooring, Upvc double glazed window to rear aspect, double glazed Velux window, inset downlighting.

Dining Area

Radiator, under stairs storage cupboard and utility store with space for tumble dryer, work surface and shelving over, cupboards under, coat hanging space with sitting area, tall radiator, Upvc double glazed French patio doors to rear garden, inset downlighting.

First Floor Landing

Doors to all bedrooms, and shower rooms, radiator.

Bedroom One

13' 8" X 8' 3" (4.19m x 2.52m + door recess)

Double radiator, built in storage cupboard, Upvc double glazed window to front aspect, Karndean style flooring, access to loft space.

Bedroom Two

10' 0" X 9' 0" (3.07m Max, 2.95m Min x 2.75m)

Radiator, built in wardrobe/storage cupboard, Upvc double glazed window to front aspect.

Bedroom Three

8' 9" X 8' 4" (2.69m X 2.55m)

Double radiator, Upvc double glazed window to rear aspect.

Bedroom Four

8' 0" X 7' 1" (2.44m X 2.17m)

Radiator, Upvc double glazed window to rear aspect.

Shower Room

6' 9" X 5' 6" (2.06m X 1.69m)

Refitted white suite of fully tiled walk in shower cubicle, wash hand basin with cupboard under, low flush wc, ceramic half tiling to walls, ceramic tiled floor, Upvc double glazed window to rear aspect, extractor fan, ladder towel radiator.

Front Garden

Providing parking, raised box flower beds, gated side access.

Rear Garden

Good sized rear garden that's in excess of 100ft. Landscaped to include paved patio with herb and flower beds, inset with blue slate borders, outside tap, outside power point, path leads to lawn area with flower and shrub borders, circular patio, path extending to vegetable garden with raised beds, lawn borders, fully enclosed by timber fencing.

Garden Studio

14' 9" X 9' 10" (4.50m X 3.00m)

Insulated garden studio with Upvc double glazed windows and French patio doors, power and light connected.

Timber Workshop

9' 2" X 7' 6" (2.80m X 2.29m)

Power and light connected.

Log/Storage Shed

9' 10" X 7' 6" (3.00m X 2.29m)

Please Note

EPC Rating: D

Council Tax Band: C

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains. Sewerage: Mains.

Heating: Gas central heating.

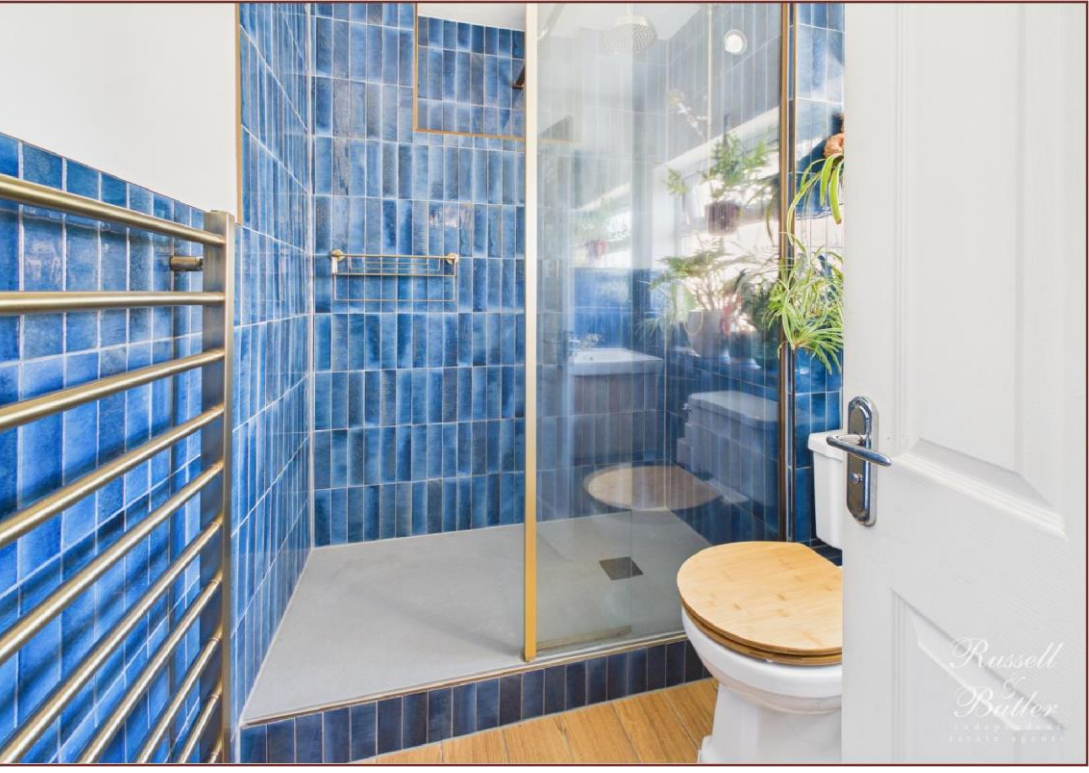
BROADBAND/MOBILE COVERAGE: Standard & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Allocated parking and single garage. .

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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Landscape
Contractors



Hallway
5'9" x 4'3"
1.75 x 1.32 m

WC
5'4" x 3'8"
1.64 x 1.12 m

Sitting Room
10'0" x 14'11"
3.05 x 4.55 m

Utility store
2'9" x 6'0"
0.84 x 1.84 m

Kitchen/Family Room
21'0" x 8'9"
6.42 x 2.68 m

Dining Room
9'9" x 11'8"
2.99 x 3.57 m

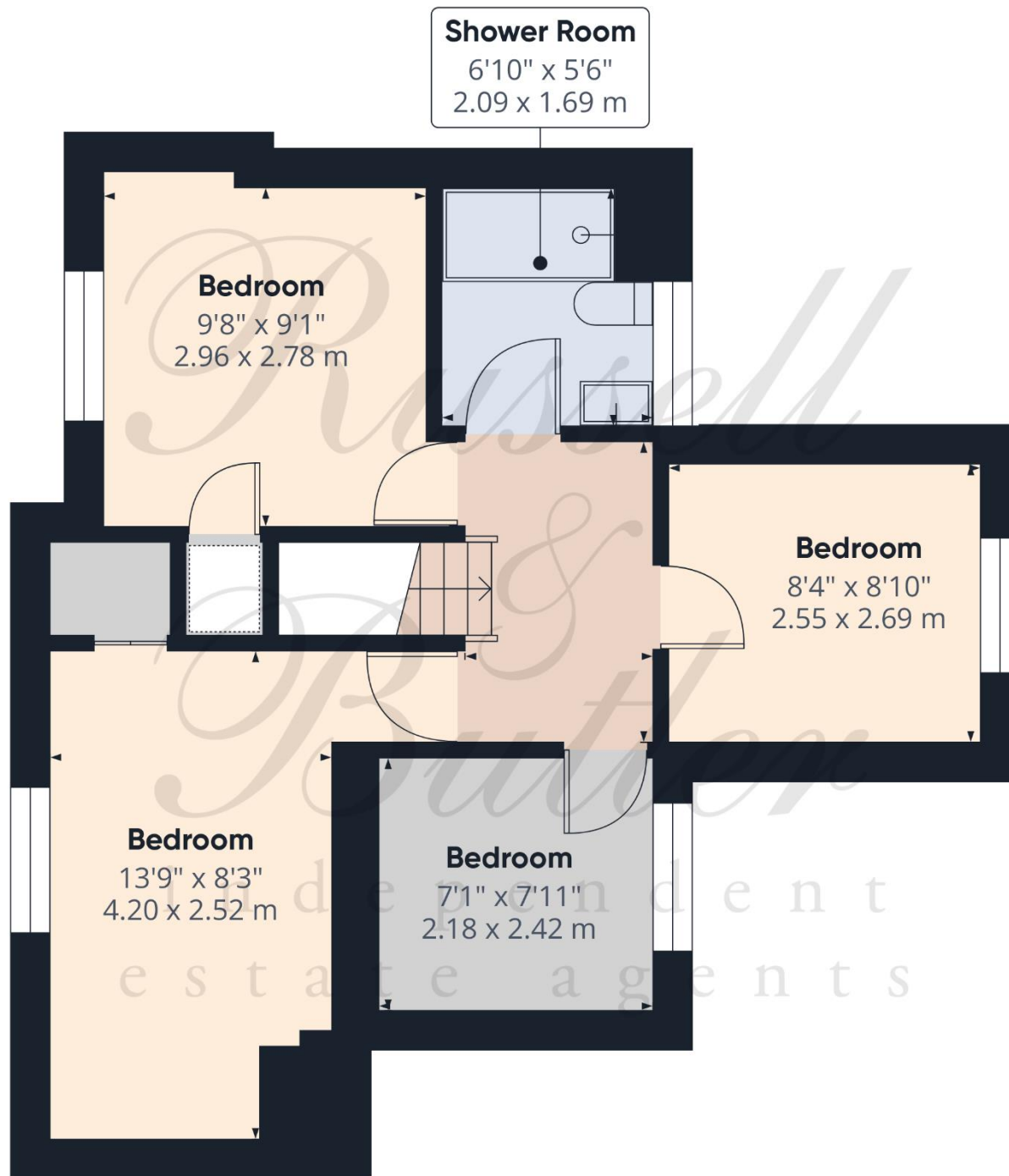
Approximate total area⁽¹⁾
540 ft²
50.2 m²

(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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Approximate total area⁽¹⁾

428 ft²
39.7 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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Floor 1 Building 1

Garden Studio

9'10" x 14'8"

3.00 x 4.49 m

Approximate total area⁽¹⁾

146 ft²

13.6 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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