

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

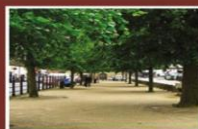
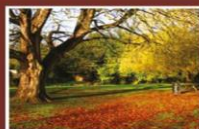
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Martin Close, Buckingham, MK18 7HB

Asking Price £450,000 Freehold

A well presented three bedroom detached property situated on the popular Badgers development, in catchment & within close walking distance for Bourton Meadow Academy, Buckingham Secondary and Royal Latin Grammar Schools. The property benefits from a re-fitted family bathroom, modern kitchen/diner, sitting room with log burner & a separate utility room. The accommodation comprises: Entrance porch, entrance hall, downstairs cloakroom with door to garage/utility room, kitchen/diner with French doors to landscaped rear garden & sitting room. To the upstairs: light & spacious landing, main bedroom with en-suite cloakroom, two further bedrooms and re-fitted bathroom with bath and separate walk in shower. Block paved driveway provides off road parking to the front and there is gated side access to the landscaped rear garden, that includes a large paved patio with flower beds. EPC rating D. Council tax band E.



Entrance

Upvc double glazed door to porch.

Entrance Porch

Block paved flooring, Upvc double glazed window to front aspect, composite door to entrance hall.

Entrance Hall

Karndean flooring, radiator, under stairs storage cupboard.

Cloakroom

White suite of low level wc, vanity wash basin with cupboard under, Karndean flooring, radiator, Upvc double glazed window to front aspect, door to garage.

Sitting Room

15' 10" X 12' 11" (4.83m X 3.95m)

Open fireplace with log burner, two radiators, Upvc double glazed window to rear aspect, Karndean flooring, open to:

Kitchen/Breakfast Room

22' 3" X 8' 2" (6.80m X 2.49m)

Fitted to comprise integrated single drainer composite sink with mono bloc mixer tap, cupboard under, further range of base, drawer and eyelevel units, wooden work tops, ceramic tiling to splash areas, fitted shelving unit with cupboards under, integrated single electric oven, four zone induction hob, extractor hood over, space for American style fridge freezer, space for dishwasher, vertical radiator, Karndean flooring, Upvc double glazed window to front aspect, Upvc double glazed French doors to rear aspect.

Utility Room

8' 8" X 8' 7" (2.65m X 2.64m)

Wooden work top, space and plumbing for washing machine and tumble dryer, 'Worcester' gas fired boiler, Upvc double glazed door to rear aspect, door to garage.

First Floor Landing

Upvc double glazed window to front aspect, access to loft space and first floor accommodation.

Bedroom One

Upvc double glazed window to rear aspect, radiator.

En-Suite

6' 9" X 2' 0" (2.06m X 0.61m)

White suite of low level wc, vanity wash hand basin with cupboard under with electric power points, heated towel rail, half wall height ceramic tiling, Upvc double glazed window to side aspect.

Bedroom Two

13' 2" X 8' 4" (4.02m X 2.55m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

8' 9" X 8' 3" (2.68m X 2.53m)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

Re-fitted to comprise walk in double width shower, bath with hand held shower attachment, low level wc, vanity wash hand basin with cupboard under, heated towel rail, half height ceramic tiling, Upvc double glazed window to front aspect.

Front Garden

Laid mainly to lawn with flower border, block paved driveway and side gate access.

Rear Garden

Fully enclosed and landscaped to comprise lawn area, multiple large paved patio seating areas, borders with a range of plants and shrubs, personal access door to garage, gated side access.

Garage

Subdivided. Front half accessed via electric roller door, power and light connected, interconnecting door to rear of garage/utility room.

Please Note

EPC Rating: D.

Council Tax Band: E.

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 & Ultra fast broadband available. Offering highest speeds of 1800Mbps 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.

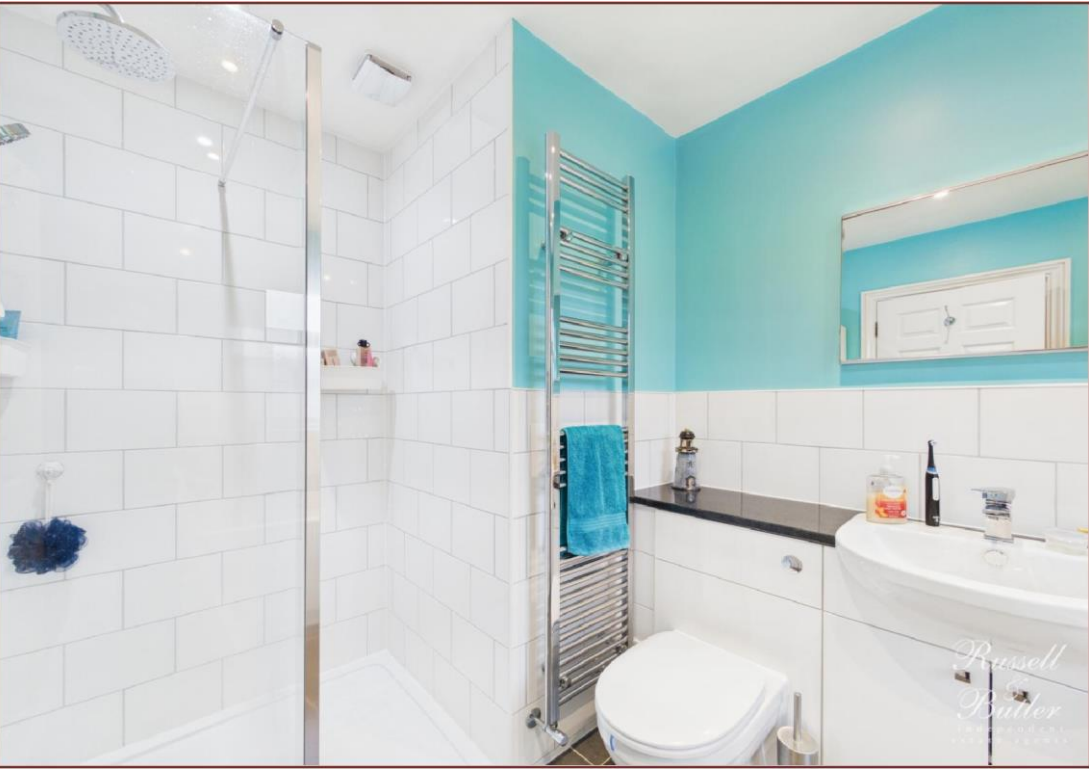
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

Mortgage Advice

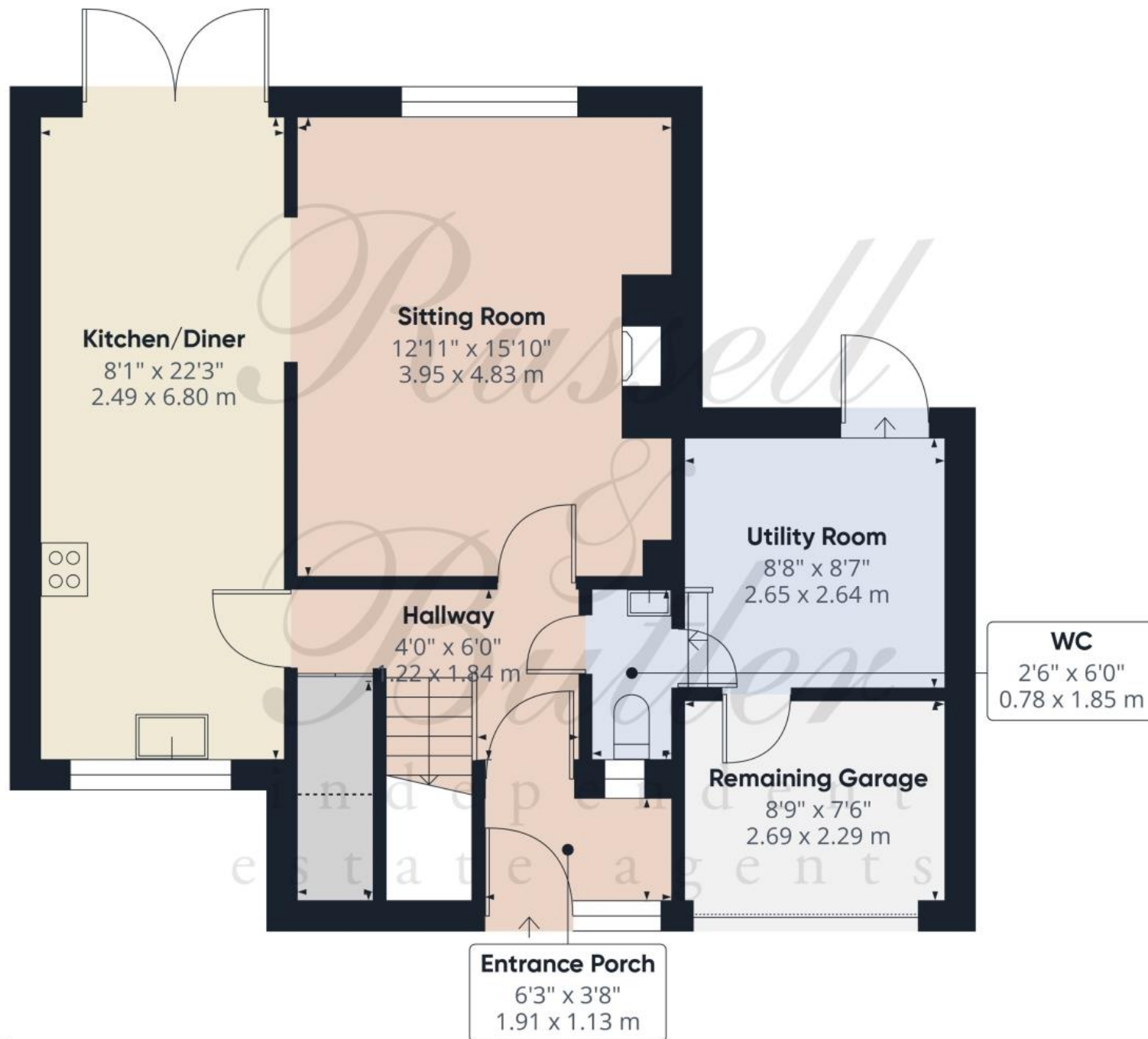
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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











Floor 0

Approximate total area^m

650 ft²
60.4 m²

Reduced headroom

9 ft²
0.8 m²

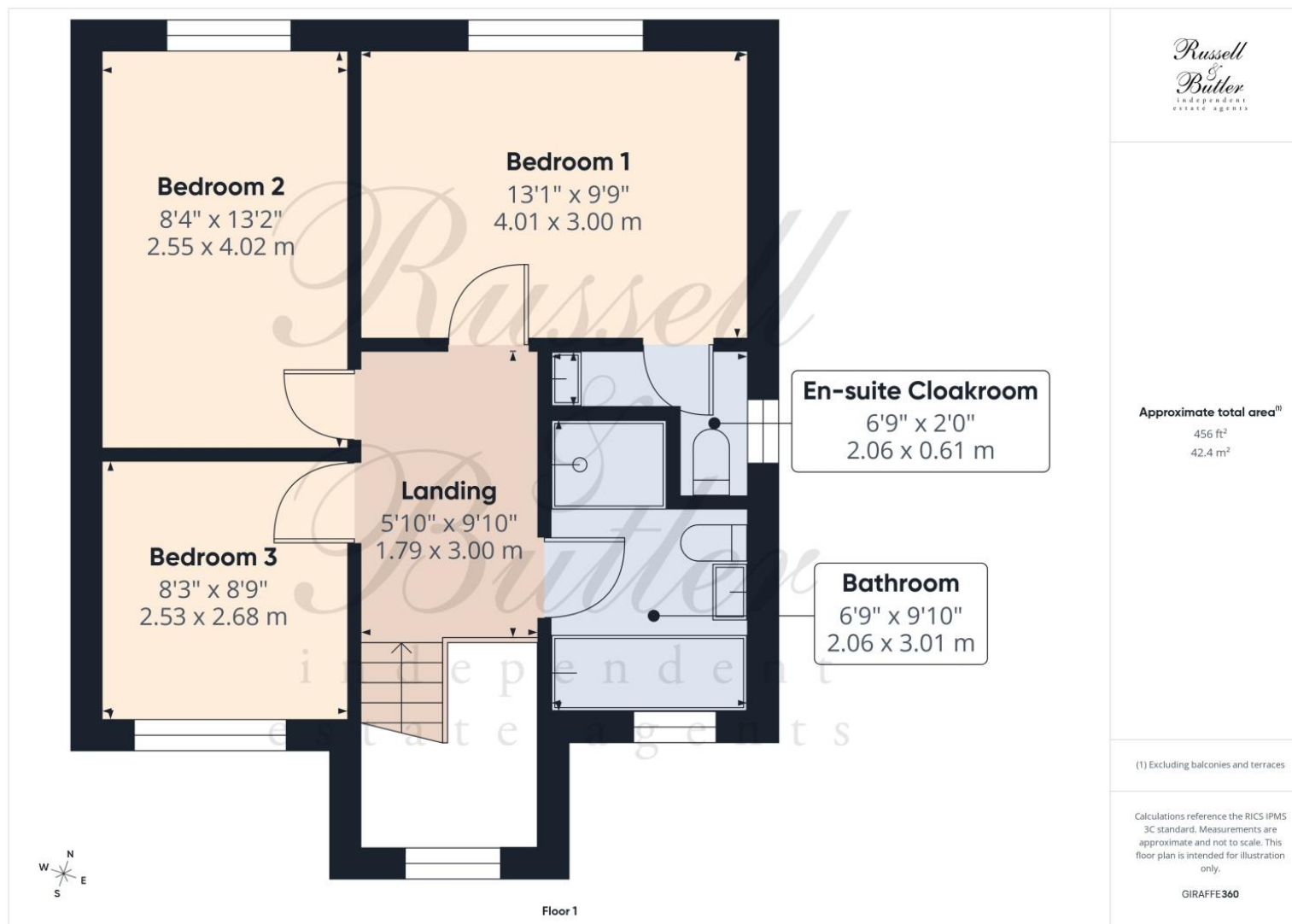
(1) Excluding balconies and terraces

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.

GIRAFFE360



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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