

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

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OPEN 7 DAYS A WEEK
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Hill Radnor, Buckingham, MK18 1SJ

Asking Price £499,995.00 Freehold

A fabulous four double bedroom link detached property located within walking distance to Buckingham town centre, bus stops and being in catchment for local schooling including the Royal Latin Grammar School. This lovely family home has been greatly improved by the current owners to include high specification fixture and fittings, a feature Oak staircase with built in bespoke storage, replacement Oak interior doors, re-fitted kitchen with integrated appliances, discreet power sockets, under counter lighting with Corian worktops and splashbacks. The cloakroom, en-suite shower room and family bathroom have all been re-fitted to an equally high standard. The rear garden is private with decked entertaining area, whilst the front garden is part enclosed by brick walls and black railings with planted area to the right of the front door. The driveway leads to gates which in turn lead to the rear garden and garage. Council tax band E. EPC rating C.



Entrance	Replacement composite door to:
Entrance Hall	Providing access to accommodation with feature Oak stair case with LED lighting, under stairs display unit & bespoke storage, floor to ceiling larder with electricity, Karndean flooring, radiator, inset downlighters.
Cloakroom	7' 1" X 4' 0" (2.18m X 1.24m) Refitted white suite with low level wc, concealed cistern, contemporary wash hand basin with storage under, Upright wall mounted radiator, Upvc double glazed window to front aspect, Karndean flooring, motion sensor lighting.
Office/Dining/Family Room	12' 1" X 7' 11" (3.70m X 2.42m) Radiator, Karndean flooring, Upvc double glazed French doors to rear garden.
Sitting Room	16' 5" X 10' 0" (5.02m X 3.05m) Dual aspect sitting room with Upvc double glazed Bay window to side aspect, Upvc double glazed window to front aspect, Karndean flooring, two radiators.
Kitchen/Breakfast Room	12' 5" X 11' 11" (3.80m X 3.64m) Refitted to a high specification to comprise inset sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units with Corian work tops over with co-ordinating splash backs, under counter lighting and plug sockets, integrated larder fridge, integrated dishwasher and washing machine, gas hob with electric hide and slide oven under, extractor hood over, inset downlighting, Karndean flooring, Upvc double glazed window to side aspect, two sets of Upvc double glazed French doors both leading out to the rear garden.
First Floor Landing	Airing cupboard housing hot water tank, access to loft space which is partially boarded with light connected, radiator, inset downlighters.

Bedroom One	12' 6" X 12' 0" (3.82m X 3.66m) Dual aspect bedroom with Upvc double glazed window to side aspect and garden, two radiators, Karndean flooring, door to en-suite.
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En-Suite	6' 0" X 4' 9" (1.84m X 1.45m) Comprising corner shower cubicle with shower as fitted, low level wc, wash hand basin with mixer tap, ladder heater towel rail, tiled flooring, ceramic tiling to walls, extractor fan.
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Bedroom Two	12' 10" X 9' 2" (3.92m X 2.80m) Dual aspect with two Upvc double glazed windows to front and rear aspects, radiator, Kardean flooring.
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Bedroom Three	11' 5" X 10' 0" (3.48m X 3.06m) Two Upvc double glazed windows to front and side aspects, radiator.
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Bedroom Four	14' 11" X 7' 2" (4.55m X 2.19m) Two Upvc double glazed windows to front aspect, radiator.
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Family Bathroom	8' 0" X 5' 6" (2.46m X 1.68m) Comprising floor standing bath with floor standing taps with shower attachment, low level wc, concealed cistern, wash hand basin with mixer tap, cupboard under, ladder heater towel rail, Upvc double glazed window to rear aspect, tiled flooring, extractor fan, ceramic tiling to walls.
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Front Garden	Part enclosed by brick walling and black railings leading to property entrance, wooden planters, driveway leading to gates which in turn leads to the rear garden and garage.
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Rear Garden	Landscaped rear garden that is private and not overlooked with large decked area with raised wooden planters which is ideal for entertaining, established planting, outside tap, outside lighting, railings and steps down to garage and parking.
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Garage	Part converted garage with barn style doors, sound proofing, power and light connected, eaves storage space.
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Please Note	Council tax band E EPC Rating C
	Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas

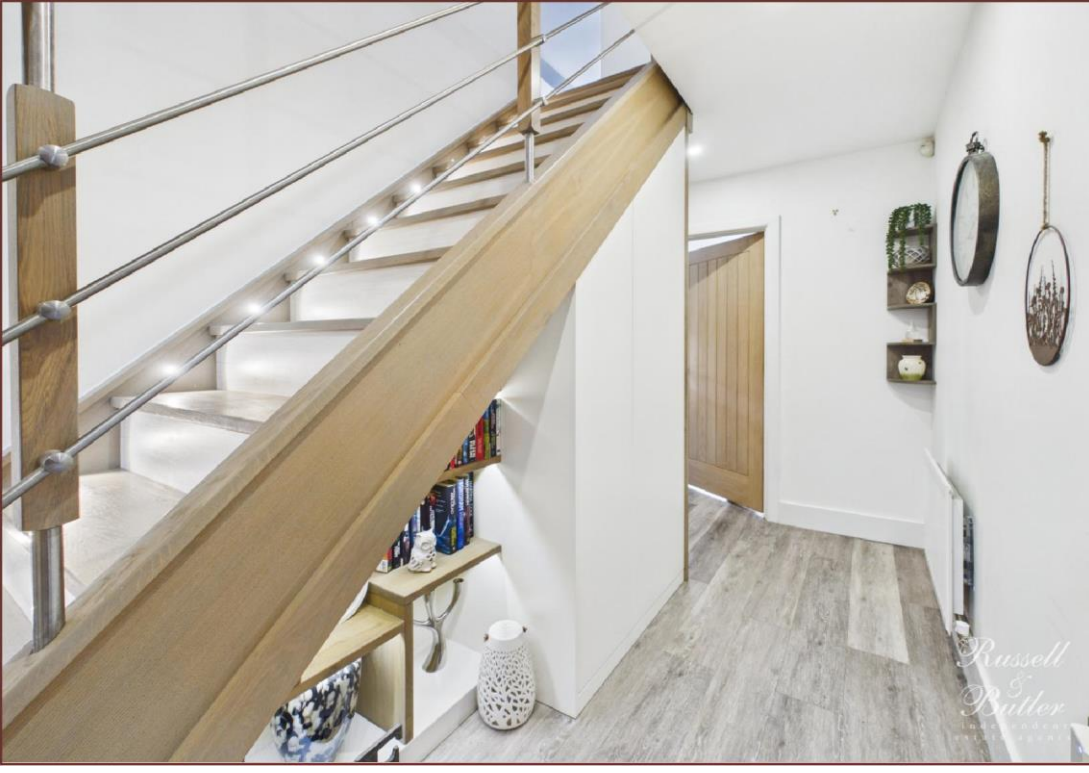
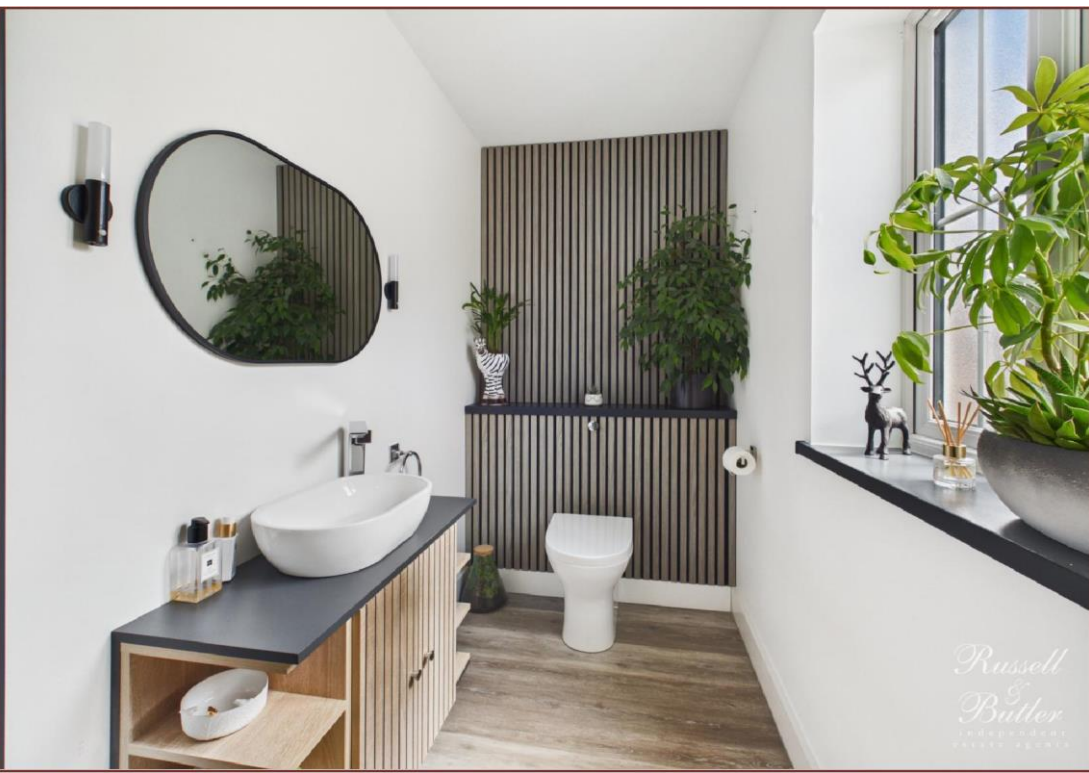
	BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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).
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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.

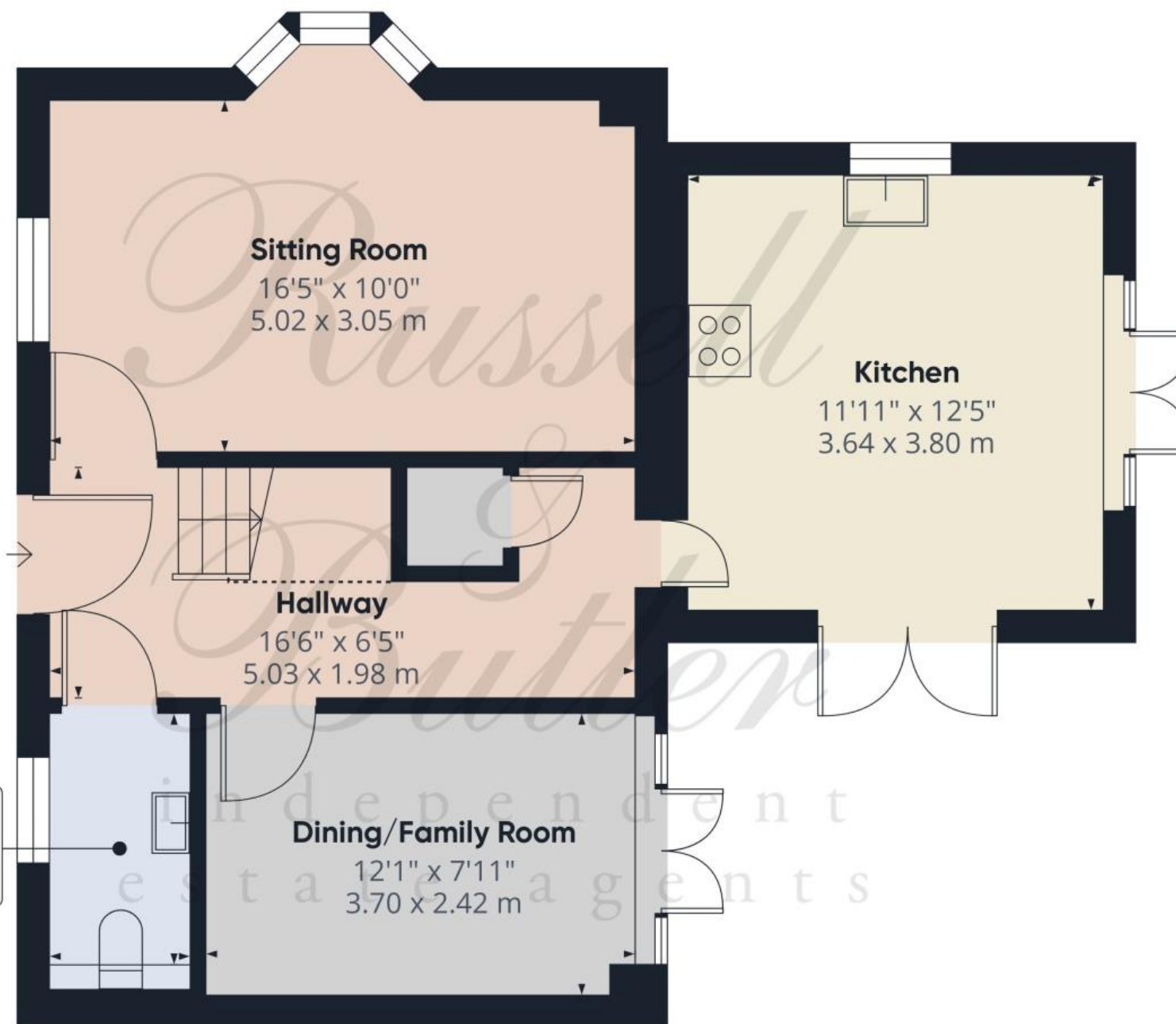




Russell
Butler
Garden
Design
Limited







Approximate total area⁽¹⁾

568 ft²
52.8 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.

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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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