

*Russell & Butler*

independent estate agents

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# Western Avenue, Buckingham, MK18 1LS

## Asking Price £825,000

A fabulous four double bedroom detached residence presented to an exceptionally high standard and ideally located in a non estate position within easy walking distance of Buckingham's town centre. The quality fitted kitchen includes composite stone work surfaces and integrated Miele appliances, whilst the master bedroom suite has a dressing area and a beautiful en-suite with floor standing bath, double wash basin and a spacious walk in shower. The three further bathrooms (two en-suite) are of equal quality, whilst externally the West facing rear garden has been landscaped and is ideal for entertaining. There is a double width garage and ample car parking. The accommodation comprises: Reception hall, cloakroom, sitting room, dining room, family room, kitchen/breakfast room, utility room, first floor landing, master bedroom with en-suite dressing area and bathroom, guest bedroom with en-suite shower room, bedroom three with en-suite shower room, family bathroom, landscaped rear garden and double width garage. Council Tax Band G. Energy rating C.



### Entrance

Replacement composite door to entrance hall.

### Entrance Hall

Light and airy entrance hall with galleried landing, under stairs storage cupboard, radiator, wood laminate flooring, stairs rising to first floor, inset downlighters, radiator, additional shoe/cloaks cupboard with lighting.

### Cloakroom

White suite of low level wc, concealed cistern, wash hand basin with mixer tap, cupboard under, chrome ladder towel rail, full height ceramic tiling to all walls, Upvc double glazed window to side aspect, wood laminate flooring,

### Sitting Room

*18' 0" X 12' 10" (5.51m X 3.92m)*

Dual aspect sitting room with Upvc double glazed window to front aspect with plantation shutters, Upvc double glazed French doors and windows to rear aspect, feature fireplace with sandstone surround and hearth, television point, two radiators, Karndean flooring.

### Dining Room

*17' 10" X 11' 0" (5.45m X 3.36m)*

Upvc double glazed window to rear aspect with plantation shutters, radiator, Karndean flooring, double doors to sitting room, inset downlighters, television point.

### Family Room

*14' 0" X 9' 9" (4.27m X 2.73m)*

Upvc double glazed window to front aspect with plantation shutters, radiator, television point, Karndean flooring.

### Kitchen/Breakfast Room

*14' 0" X 10' 11" (4.29m X 3.35m)*

Refitted to a high specification with inset one and a quarter sink unit, mono bloc mixer tap with filtered water drinking tap, composite work tops and breakfast bar, integrated dishwasher, integrated fridge freezer, built in electric oven and microwave, pull out larder unit, induction hob, radiator, wood laminate flooring, Upvc double glazed sliding doors to patio and rear garden, open through to utility room, composite splash back, inset downlighters, hard wired 'Blucube' ceiling speaker.

### Utility

*8' 7" X 5' 4" (2.64m X 1.63m)*

Inset stainless steel sink unit with mono bloc mixer tap, granite work tops cupboard under, space and plumbing for washing machine, space for tumble dryer, cupboard housing 'Viessmann' gas fired boiler supplying both domestic hot water and gas to radiator central heating, extractor fan, Upvc double glazed window and door to rear garden, door to garage, wood laminate flooring, inset downlighters.

### First Floor Landing

Galleried landing with Velux window, double width airing cupboard housing hot water tank, loft access with fold down ladder, part boarded, light and power connected.

### Bedroom One

*12' 1" X 11' 2" (3.70m X 3.42m)*

Upvc double glazed window to rear aspect with plantation shutters, Karndean flooring, radiator, steps down to dressing room.

### Dressing Room

Built in wardrobes with hanging rail, drawers as fitted, shelving for shoe store, underfloor heating, sliding modesty door to en-suite.

### En-Suite

*10' 9" X 7' 3" (3.30m X 2.23m)*

A fabulous refitted en-suite with floor standing bath, inset taps, walk in shower cubicle with shelving recess with lighting, twin wash hand basin with mixer taps, Storage drawers under, full height ceramic tiling to all walls, ceramic tiled floor with underfloor heating, inset downlighters, chrome ladder towel rail, hardwired 'Blucube' ceiling speaker, low level wc, discreet floor lighting.

### Bedroom Two

*16' 8" X 10' 9" (5.1m Max, 4.32m Min x 3.29m)*

Dual aspect with two Upvc double glazed windows to front and rear aspects with plantation shutters, radiator, large eaves storage cupboard, built in double width wardrobes with sliding doors, drawers and rail as fitted, inset downlighters, television point, access to secondary loft space.

### En-Suite

*7' 2" X 5' 5" (2.20m X 1.67m)*

Refitted to comprise fully tiled corner shower cubicle with thermostatically controlled rainfall shower, wash hand basin with mixer taps, storage cupboard under, low level wc with concealed cistern, inset downlighters, extractor fan, full height tiling to walls, ceramic tiled floor, Velux window, chrome ladder towel rail.

### Bedroom Three

*12' 9" X 12' 1" (3.90m X 3.70m)*

Upvc double glazed window to rear aspect with plantation shutters ds, Karndean flooring, radiator, television point, inset downlighters door to en-suite.

### Dressing Area

*5' 6" X 5' 5" (1.68m X 1.66m)*

Karndean flooring, inset downlighters, radiator, built in double width wardrobes with sliding doors and drawer units, hanging rail as fitted.

### En-Suite

*6' 9" X 5' 5" (2.08m X 1.66m)*

Fully tiled walk in shower cubicle with thermostatically controlled rainfall shower,, low level wc, wash hand basin with mixer taps, storage cupboard under, full height ceramic tiling to all walls, ceramic tiled floor, chrome ladder towel rail, Upvc double glazed window to front aspect.

### Bedroom Four

*11' 11" X 9' 10" (3.64m X 3.01m)*

Upvc double glazed window to front aspect with plantation shutters,

### Family Bathroom

Refitted suite of panel bath with glazed screen, central taps and shower attachment over, thermostatically controlled rainfall shower, low level wc, wash hand basin with mixer taps, storage cupboard under, full height ceramic tiling to walls, inset downlighters, chrome ladder towel rail, ceramic tiled floor, extractor fan, inset downlighters, Velux window.

### Front Garden

Tarmac and block paved driveway providing off road parking for multiple vehicles, part retaining wall with well stocked and established flower beds with varied and colourful year round interest, outside lighting, stone steps leading to the property entrance.

### Garage

Twin up and over panelled remote control electric doors, light and power connected, Upvc double glazed window to rear aspect.

### Rear Garden

A west facing and private landscaped rear garden with far reaching wooded views to the south, large paved patio, established and well stocked flower and shrub beds and borders, laid to lawn with additional flower beds, further block paved patio, outside tap, outside power supply, outside lighting, gated side access to the front, roller canopy to sitting room patio doors, fully enclosed by panel fencing.

### Please Note

EPC Rating: C. Council Tax Band: C.

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.



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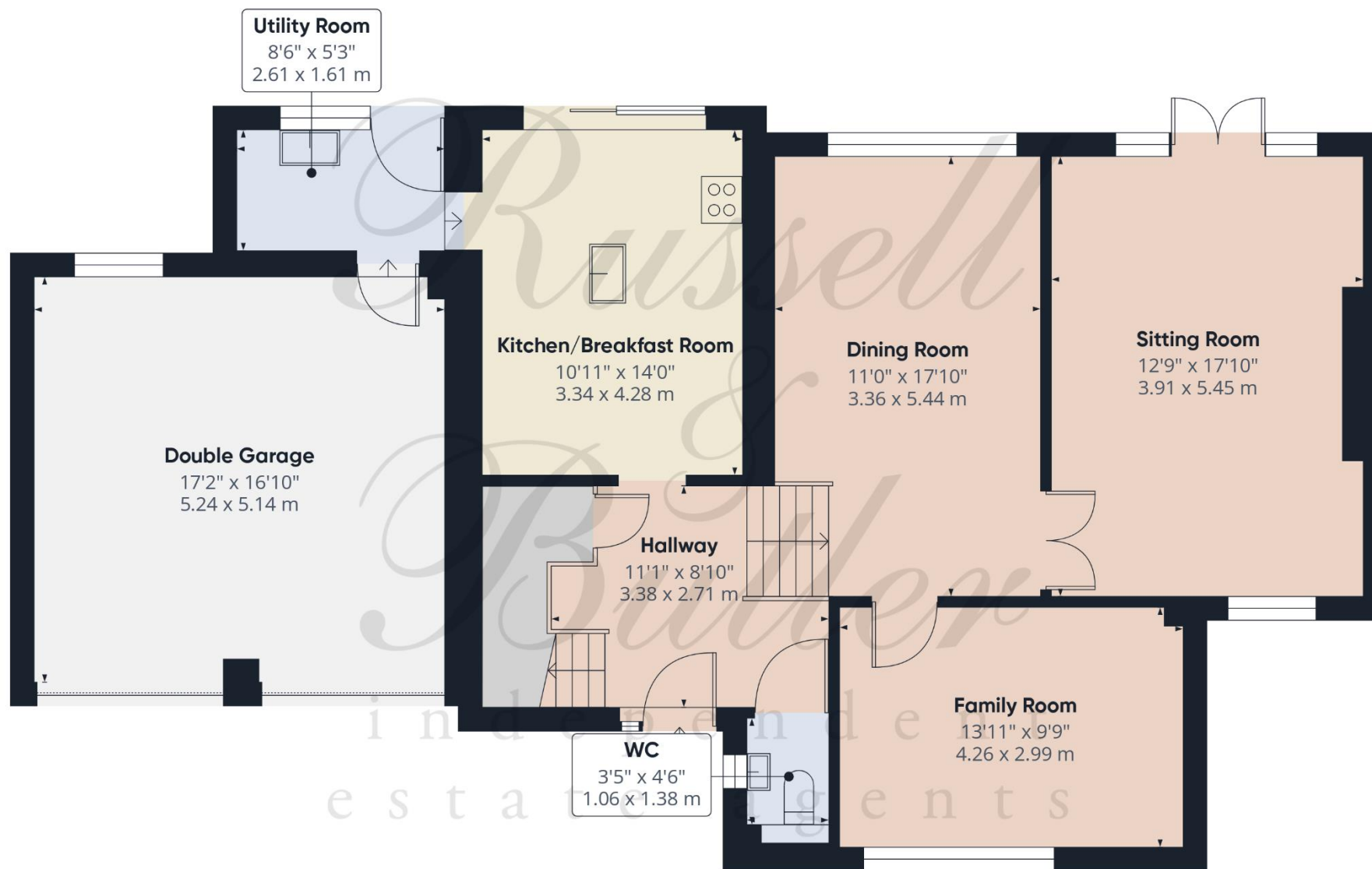
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Approximate total area<sup>(1)</sup>

1195 ft<sup>2</sup>

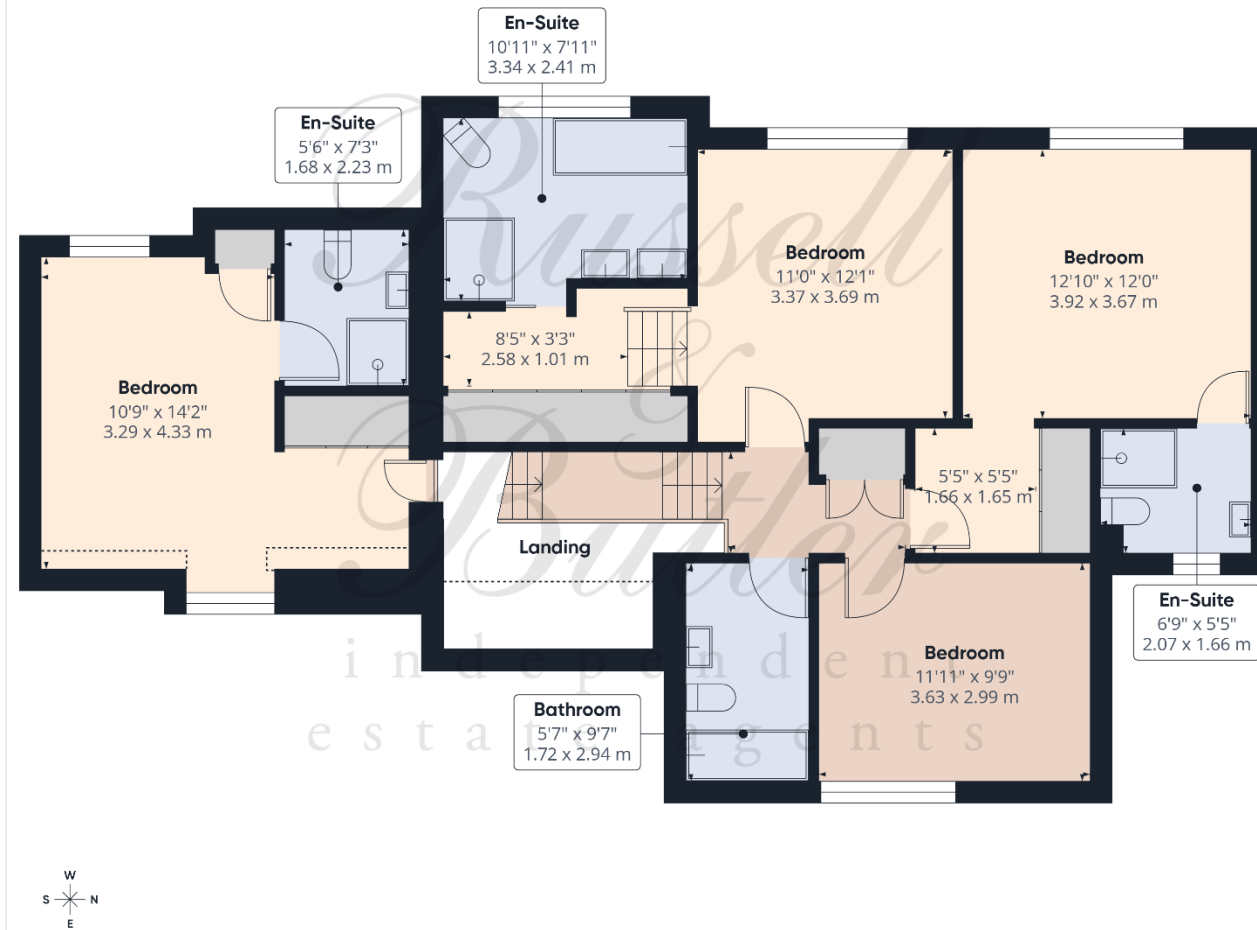
111.1 m<sup>2</sup>

(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.

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**Approximate total area<sup>m</sup>**

1003 ft<sup>2</sup>  
93.1 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(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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