Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Highlands Road, Buckingham, MK18 1PL

Asking Price £415,000 Freehold

We are pleased to offer for sale this rarely available 3 bedroom semi detached home in a sought after and non-estate location with scope for extension subject to the relevant P/P. The property benefits further from a lovely rear garden in excess of 125 ft which backs onto conservation woodland. Highlands Road is a no through road which is within walking distance to Buckingham town centre and all of its amenities, Buckingham primary school and also within catchment for the Royal Latin Grammar School. The accommodation in brief; canopy porch, entrance hall, ground floor cloakroom, 'L' shaped lounge/diner, re-fitted kitchen breakfast with built in double oven, micro wave and induction hob. The first floor landing leads to two double bedrooms, third single bedroom and the family bathroom with re-fitted white suite. Outside there is a detached garage/workshop, block paved driveway providing parking for several vehicles, carport, south/east facing mature rear gardens, gas to radiator central heating and UPVC double glazing. EPC Rating C. Council tax band D.

Entrance
Replacement composite door to entrance hall.

Entrance Hall
Providing access to accommodation, stairs rising to first floor, radiator, Upvc double glazed window to front aspect.

Cloakroom
White suite of low flush wc, wash hand basin storage under, radiator, Upvc double glazed window to front aspect.

Sitting Room
16' 3" X 11' 2" (4.97m X 3.41m)
Feature fireplace with open fire, tiled surround and hearth. Upvc double glazed sliding doors to rear garden, radiator.

Dining Room
7' 11" X 8' 9" (2.42m X 2.68m)
Upvc double glazed window and door to rear garden, Upvc double glazed window to side aspect, radiator.

Kitchen/Breakfast Room
11' 4" X 8' 8" (3.46m X 2.66m)
Refitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer taps, cupboard under, further range of wall, drawer and base units with wooden work tops over, integrated electric double oven, built in microwave, built in induction hob, extractor hood over, space and plumbing for washing machine, integrated slim line dishwasher, space for tall fridge/freezer, Upvc double glazed window and door to side aspect, inset downlighters, two under stairs storage cupboards.

First Floor Landing
Access to part boarded loft space with loft ladder and light, airing cupboard housing hot water tank.

Bedroom One
11' 8" X 11' 3" (3.56m X 3.45m)
Upvc double glazed window to front aspect, radiator.

Bedroom Two
11' 1" X 9' 5" (3.40m X 2.88m)
Upvc double glazed window to rear aspect, two built in wardrobes, radiator.

Bedroom Three
8' 0" X 8' 8" (2.44m X 2.66m)
Upvc double glazed window to rear aspect, built in wardrobe, radiator.

Family Bathroom
Re-fitted White suite of low level wc, pedestal wash hand basin, panel bath with separate shower over, ceramic tiling to walls, Upvc double glazed window to side aspect, chrome ladder towel rail, extractor fan.

Front Garden
Part enclosed by hedge and fencing, block paved driveway leading to property entrance and providing off road parking, double gates leading to covered carport and garage. Outside power supply, gated access to rear garden.

Rear Garden
A south/east facing large and established rear garden, laid mainly to lawn with well stocked flower beds and borders, paved patios enclosed by panel fencing and back on to the spinney. Sun canopy over sitting room windows.

Garage/Workshop
34' 6" X 9' 2" (10.54m X 2.80m)
With light and power connected, door to rear garden.

Please Note
EPC Rating: C.
Council Tax Band: D.

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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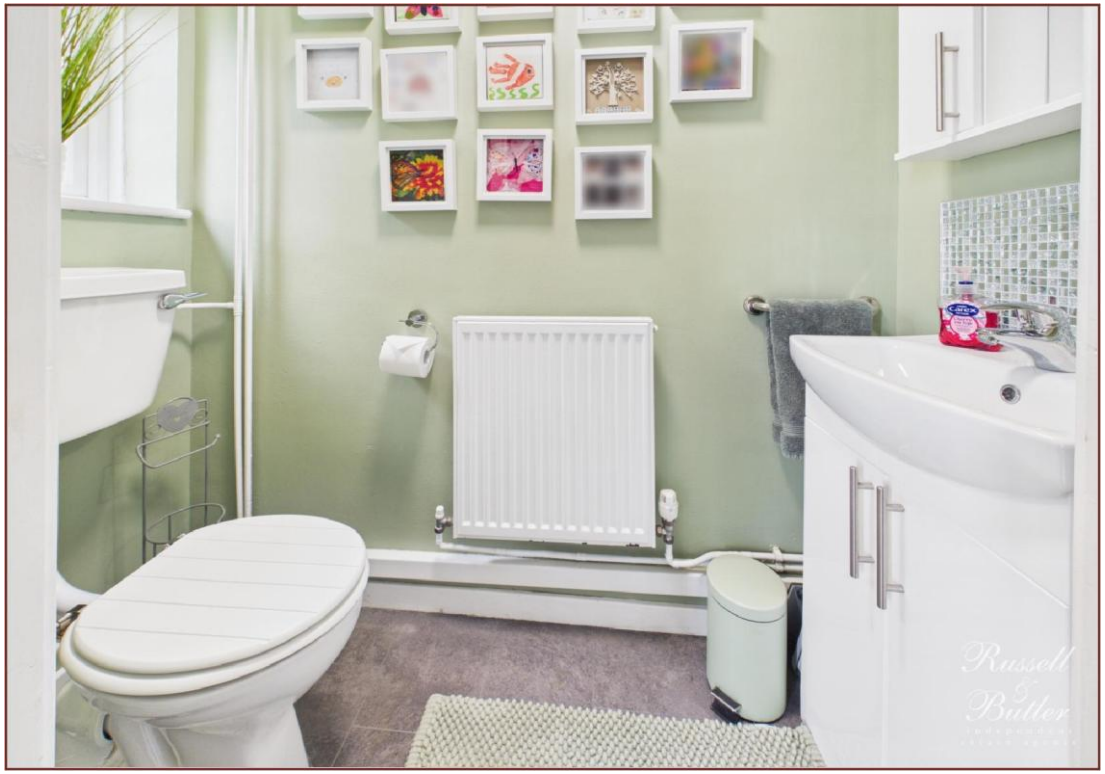

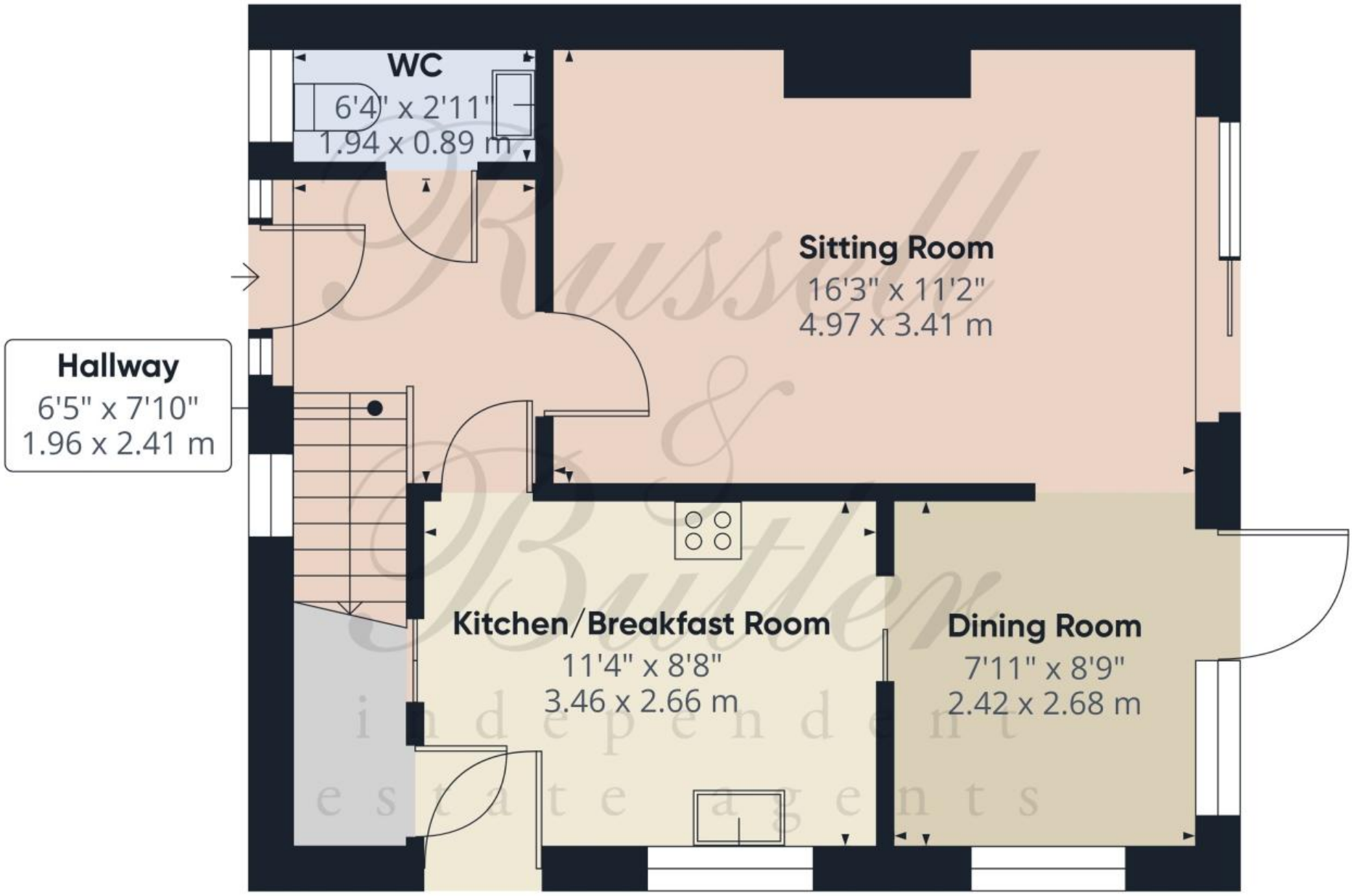

Floor 0 Building 1

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Approximate total area(1)

453 ft²

42.1 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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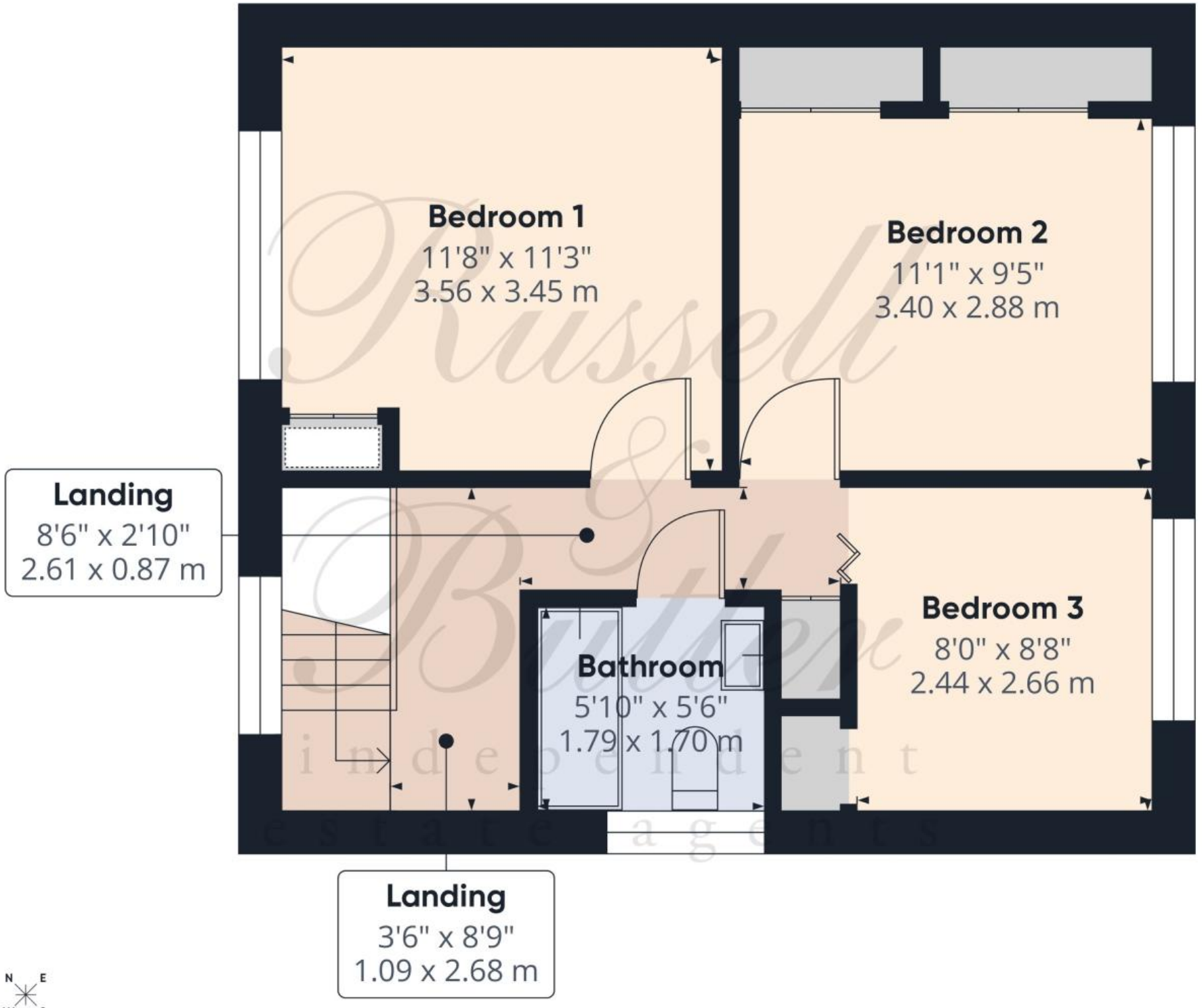

Floor 1 Building 1

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Approximate total area(1)

420 ft²

39.1 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 0 Building 2

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Approximate total area(1)

319 ft²

29.6 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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