

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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& Butler*
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Page Hill Avenue, Buckingham, MK18 1TP

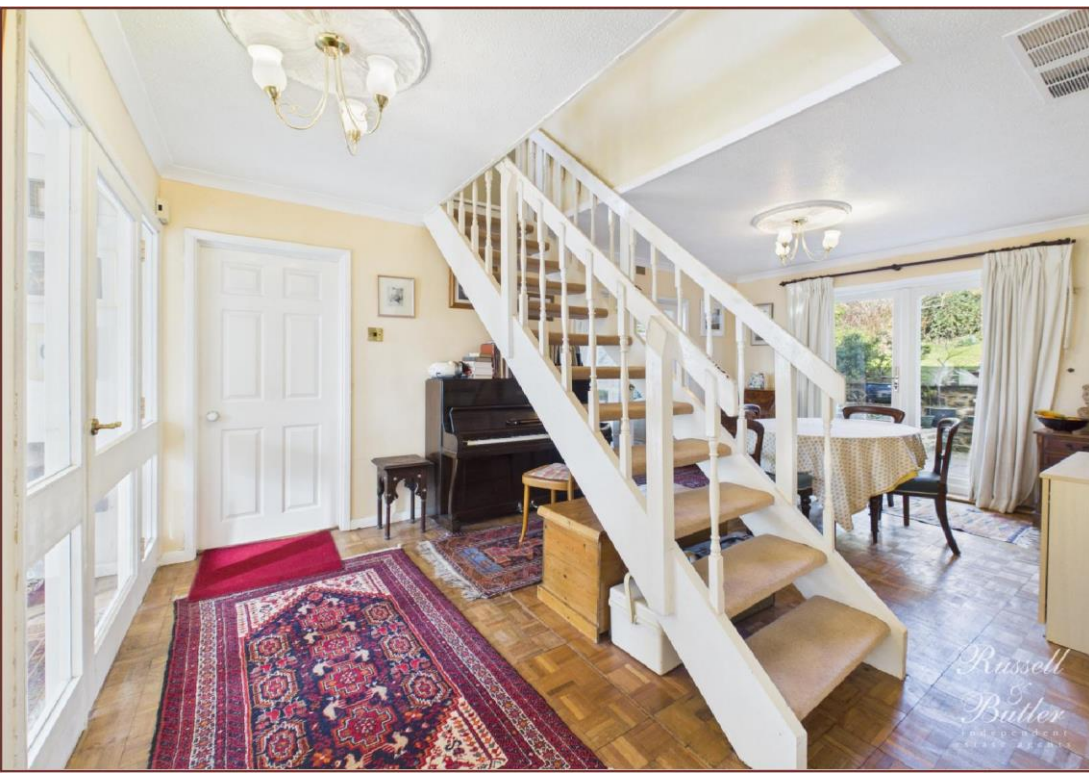
Asking Price £475,000. Freehold

A four bedroom detached family home in an elevated position with views over Buckingham, which is within walking distance of the town centre. The accommodation in brief: reception hall, dual aspect sitting room with French doors to the rear garden, separate dining room also with French doors to the patio and garden, a refitted kitchen with built in oven and grill, hob and dishwasher, utility room and a ground floor cloakroom, on the first floor, landing leading to the master bedroom with built in wardrobe and an ensuite, three further bedrooms, two of which have fabulous views over the town and the family bathroom with white suite. Open plan gardens to the front and landscaped gardens to the rear leading to the detached double width garage with electric door. The property benefits further from UPVC double glazing, feature staircase and Parquet flooring. EPC rating D. Council tax band E.



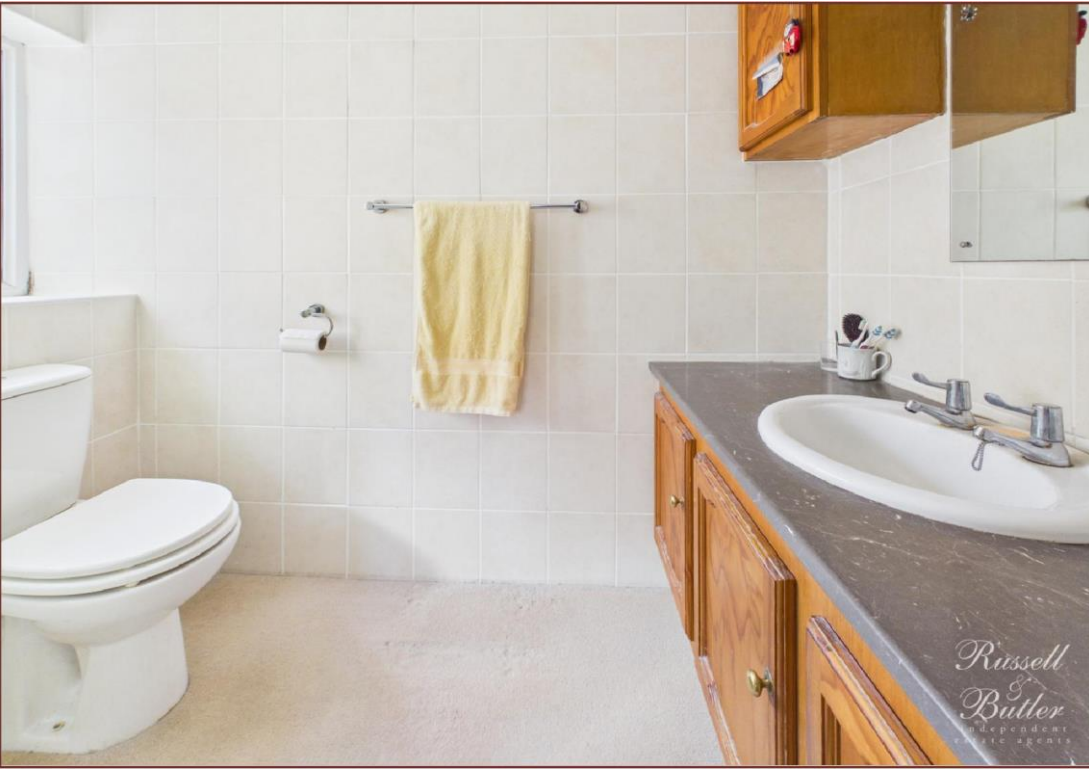
Entrance Solid Wood Entrance door to:	
Entrance Hall <i>5' 2" X 5' 11" (1.60m X 1.82m)</i> Parquet flooring, part glazed door and panel to dining room.	
Cloakroom <i>6' 7" X 4' 2" (2.01m X 1.29m)</i> White suite of low level wc, concealed cistern, wash hand basin housed in vanity unit, Upvc double glazed window to side aspect, coving to ceiling, ceramic tiling to splash areas.	
Sitting Room <i>21' 1" X 10' 9" (6.43m X 3.30m)</i> Dual aspect sitting room with Upvc double glazed window to front aspect, Upvc double glazed French doors to patio and rear garden, warm air vent, feature fireplace with gas fire as fitted, fitted carpets, part glazed double doors to;	
Dining Room <i>11' 8" X 11' 1" (3.57m X 3.38m)</i> Open tread staircase to first floor, Parquet flooring, coving to ceiling, warm air vent, Upvc double glazed French doors to patio and rear garden.	
Kitchen/Breakfast Room <i>15' 7" X 7' 6" (4.75m X 2.29m)</i> Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap and cupboard under, further range of wall/drawer and base units, work tops over, ceramic tiling to splash areas, two Upvc double glazed windows to front and side aspect with roller blinds fitted s, inset dishwasher, built in electric oven and grill, ceramic hob, ceramic tiled flooring, coving to ceiling. Johnson and Starley warm air vent heating system.	
Utility <i>5' 5" X 7' 6" (1.66m X 2.31m)</i> Inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, work tops over, space and plumbing for washing machine, space for fridge freezer, Upvc double glazed window and door to rear and side aspects, ceramic tiled floor.	
First Floor Landing Access to loft space with ladder, airing cupboard housing hot water tank, coving to ceiling, fitted carpets..	
Bedroom One <i>9' 8" X 17' 2" (2.96m X 5.24m)</i> Two Upvc double glazed windows to rear aspect overlooking the garden, two warm air vents, built in double width wardrobe with hanging rail and shelving as fitted, coving to ceiling, fitted carpets, door to:	
En-Suite <i>7' 1" X 5' 9" (2.17m X 1.77m)</i> Wash hand basin housed in vanity unit with storage under, low level wc, separate shower cubicle with shower as fitted, full and half height ceramic tiling to walls, Upvc double glazed window to side aspect.	
Bedroom Two <i>10' 11" X 11' 8" (3.33m X 3.57m)</i> Upvc double glazed window to rear aspect overlooking the garden, warm air vent, coving to ceiling, built in wardrobe with hanging rail and shelving as fitted, fitted carpets..	

Bedroom Three <i>10' 11" X 7' 2" (3.34m X 2.20m)</i> Upvc double glazed window to front aspect overlooking Buckingham, warm air vent, coving to ceiling, cupboard with shelving as fitted, fitted carpets.	
Bedroom Four <i>7' 7" X 9' 8" (2.33m X 2.95m)</i> Upvc double glazed window to front aspect with views over Buckingham, Upvc double glazed window to side aspect, built in wardrobes with hanging rail and shelving as fitted, warm air vent, coving to ceiling, fitted carpets.	
Family Bathroom <i>5' 5" X 8' 11" (1.67m X 2.72m)</i> White suite of panel bath with corner mixer taps, separate shower over with glazed screen as fitted, low level wc, pedestal wash hand basin with mixer taps, full and half height ceramic tiling to walls, ceramic tiled floor, warm air vent, Upvc double glazed window to front aspect.	
Front Aspect The property benefits from an elevated position with enviable views over Buckingham with an open plan front garden laid mainly to lawn with established planting, pathway leading to property entrance, gated side access to rear garden.	
Rear Garden An attractive landscaped terraced garden with large paved patio area, steps with hand rail leading upto lawn area with well stocked and established flower and shrub beds and borders, further patio area, additional steps leading to the double width garage, there is a timber storage shed to the side, external timed lighting to steps in rear garden, outside tap, fully enclosed by brick walling and panel fencing.	
Double Width Garage <i>15' 11" X 15' 9" (4.87m X 4.81m)</i> With electric up and over door, window to side aspect overlooking the garden, personal door to the garden, light and power connected.	
Please Note EPC Rating: D. Council Tax Band: E. Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Warm air vent.	
BROADBAND/MOBILE COVERAGE: Standard, superfast and 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 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.	





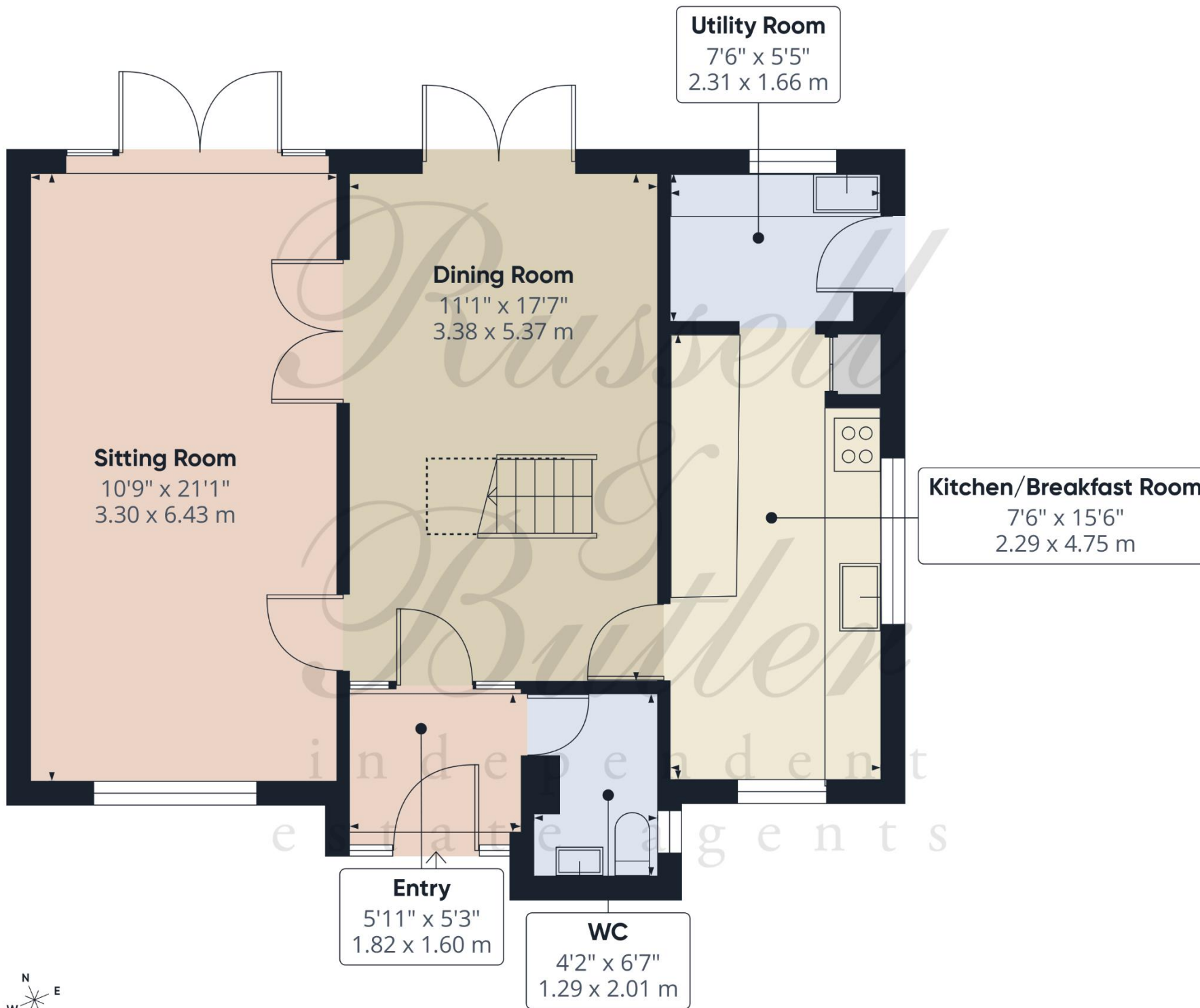
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Approximate total area⁽¹⁾

651 ft²

60.5 m²

Reduced headroom

11 ft²

1.1 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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Landing
2'7" x 8'11"
0.81 x 2.72 m

Bedroom Two
10'11" x 11'8"
3.33 x 3.57 m

Bedroom One
17'2" x 9'8"
5.24 x 2.96 m

En-suite
7'0" x 5'9"
2.14 x 1.77 m

Bedroom Three
10'11" x 7'2"
3.34 x 2.20 m

Bedroom Four
7'7" x 9'7"
2.33 x 2.95 m

Family Bathroom
8'11" x 5'5"
2.72 x 1.67 m

Landing
11'4" x 2'10"
3.46 x 0.87 m

Approximate total area⁽¹⁾
585 ft²
54.5 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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