

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# Stowe Close, Buckingham, MK18 1HY

## Asking Price £425,000

A rarely available three double bedroom semi detached home, situated in a quiet location in one of Buckingham's most sought after addresses. The owners moved in, in the late 60's when it was a Police House and although well maintained there is great scope for improvement and extension. There is gas to radiator central heating, UPVC double glazed windows, a double width driveway and a good sized West facing rear garden. The accommodation comprises: Entrance hall, sitting room, dining room, kitchen, rear lobby, conservatory, walk-in pantry, cloakroom, first floor landing, three double bedrooms, spacious bath/shower room, drive way and gardens to front and rear. NO ONWARD CHAIN. Council Tax Band D. Energy rating D.



### Entrance

Composite double glazed entrance door to:

### Entrance Hall

Radiator, stairs rising to first floor.

### Sitting Room

*15' 1" X 11' 2" (4.61m X 3.41m)*

Fireplace with gas fire, Upvc double glazed window to front aspect, double glazed sliding patio door to conservatory.

### Dining Room

*12' 3" X 8' 9" (3.74m X 2.67m)*

Radiator, two Upvc double glazed windows to front and side aspects.

### Kitchen

*8' 8" X 10' 4" (2.66m X 3.15m)*

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, four ring ceramic hob, extractor hood over, split level electric double oven and grill, plumbing for automatic washing machine, Upvc double glazed window to rear aspect, door to rear porch.

### Rear Porch

Wooden casement door to garden, walk in pantry cupboard with shelving and light, door to conservatory.

### Conservatory

*7' 4" X 6' 10" (2.26m X 2.10m)*

Upvc double glazed lean to conservatory with Upvc sliding door to rear garden, power connected.

### Cloakroom

White suite of low flush wc, wash hand basin, tiling to walls, Upvc double glazed window to rear aspect.

### First Floor Landing

Access to loft space with partial boarding, light and fold down ladder.

### Bedroom One

*15' 1" X 8' 7" (4.62m X 2.63m)*

Radiator, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted, two upvc double glazed windows to side and rear aspects.

### Bedroom Two

*12' 7" X 8' 10" (3.84m X 2.70m)*

Radiator, Two Upvc double glazed windows to front and side aspects.

### Bedroom Three

*11' 2" X 9' 8" (3.42m X 2.97m)*

Radiator, Upvc double glazed window to front aspect.

### Bathroom

*11' 2" X 5' 1" (3.42m X 1.57m)*

White suite of panel bath, fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, ceramic half tiling to walls, Upvc double glazed window to rear aspect, radiator.

### Front Garden

Laid partly to lawn with well stocked flower and shrub beds, block paved path to entrance, double width shingle driveway.

### Rear Garden

Laid mainly to lawn with flower and shrub beds and borders, paved patio, fully enclosed by timber fencing, brick built storage shed with power and light connected, timber shed.

### Please Note

EPC Rating: D

Council Tax Band: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas

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

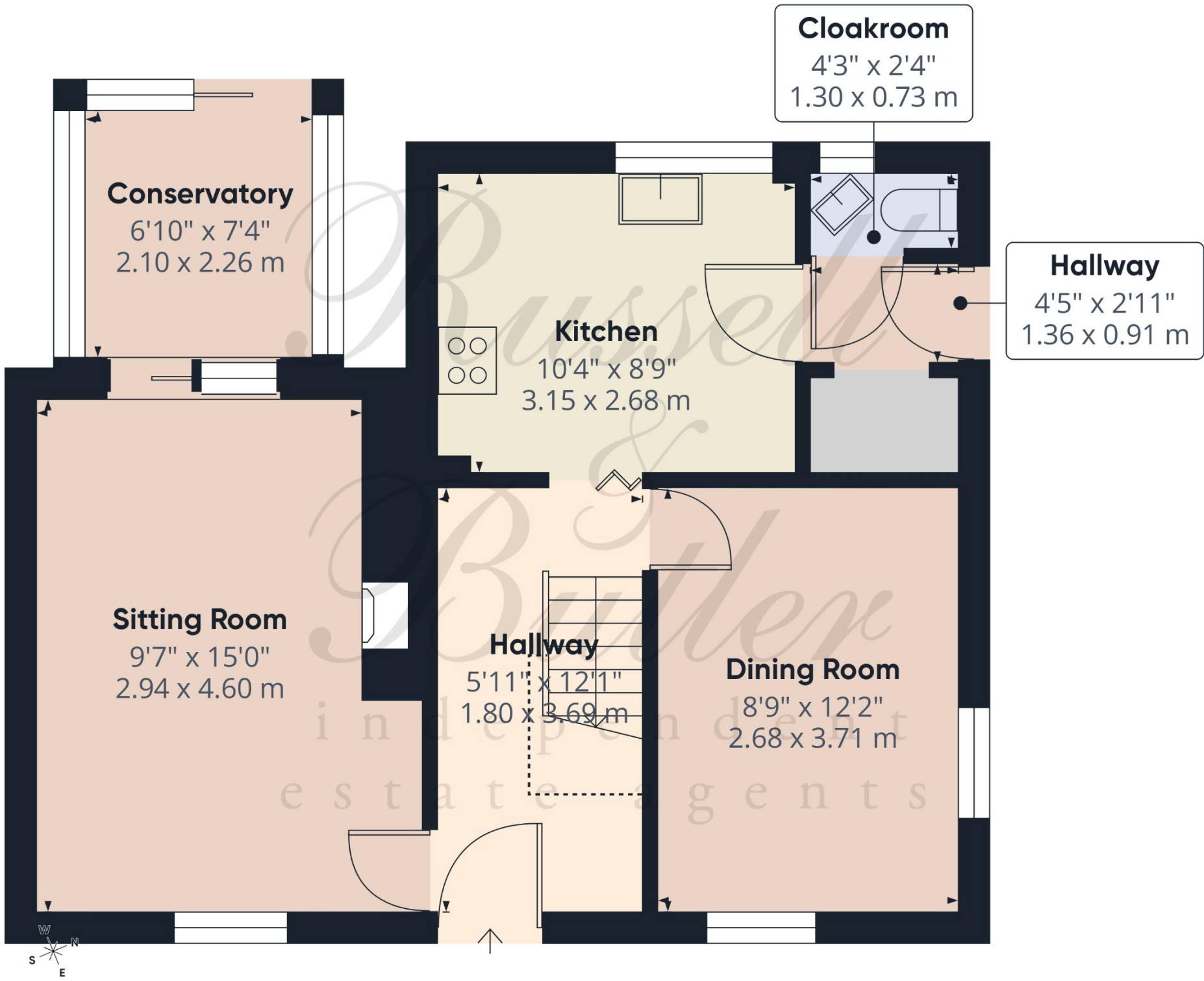
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





Russell  
& Butler  
Independent  
Estate Agents





Floor 0 Building 1

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

520 ft<sup>2</sup>  
48.2 m<sup>2</sup>

**Reduced headroom**

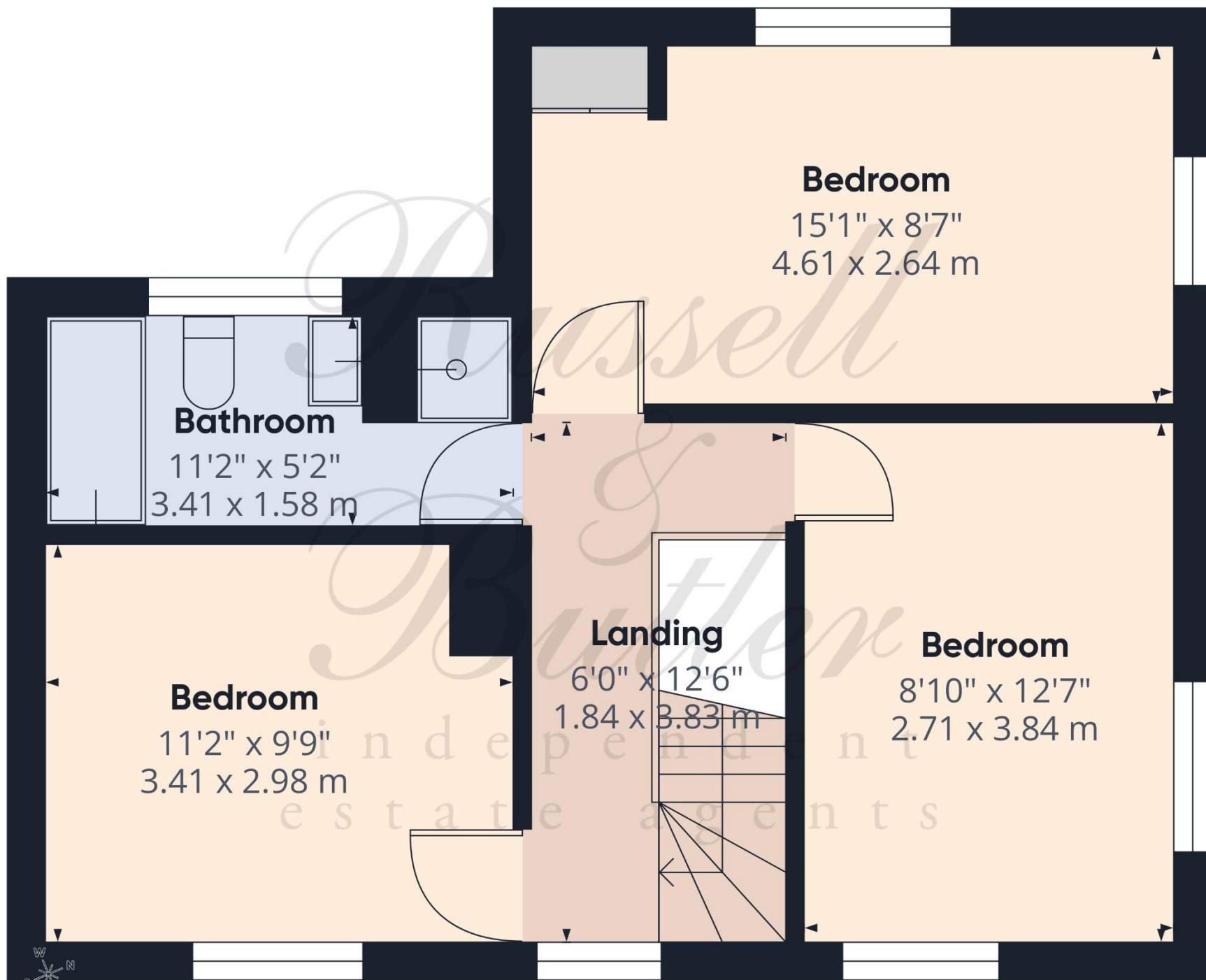
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(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.



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

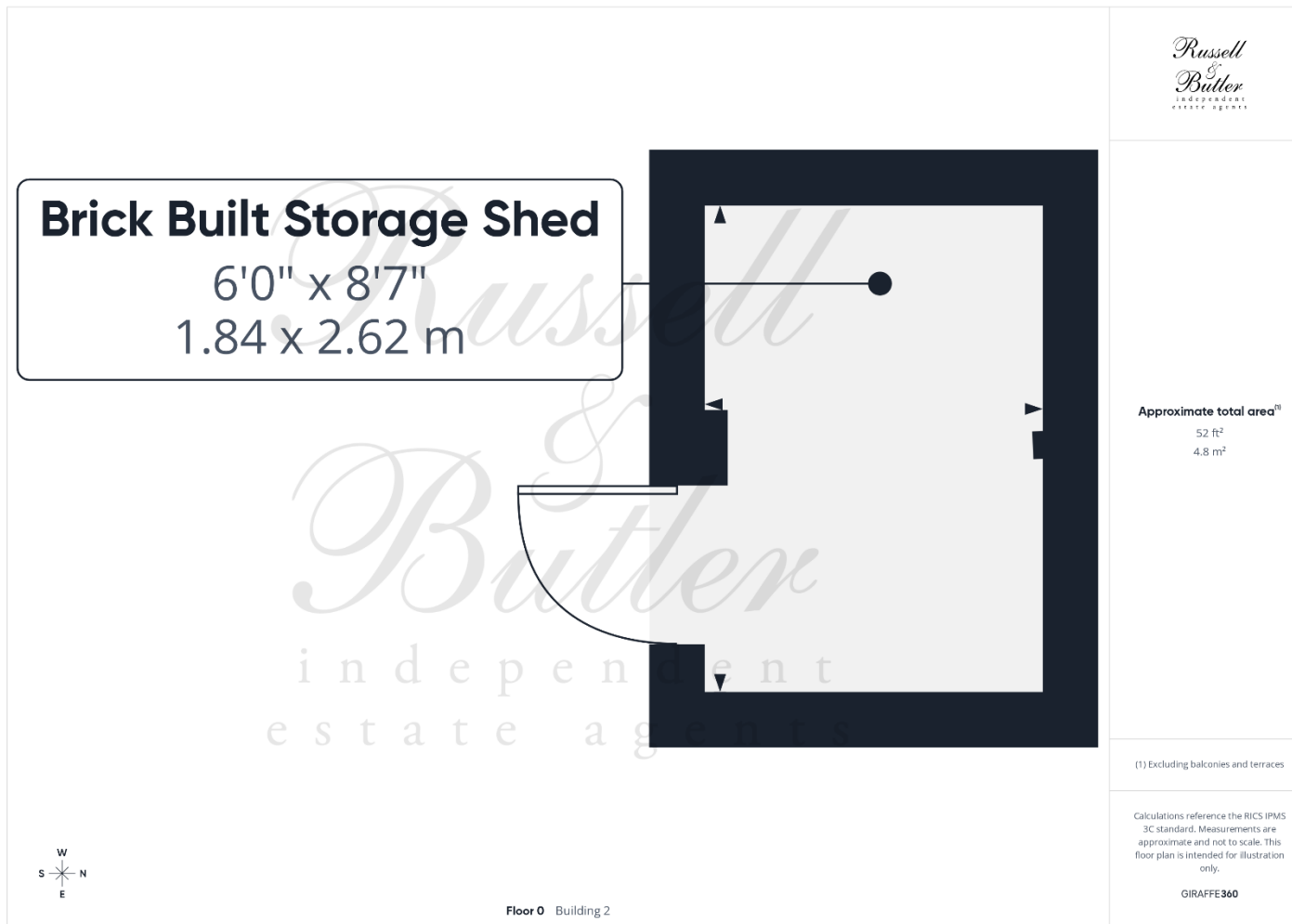
463 ft<sup>2</sup>

43.1 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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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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