

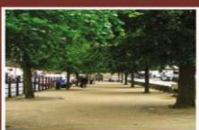
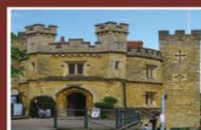
Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

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OPEN 7 DAYS A WEEK
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Willow Drive, Buckingham, MK18 7JH Asking Price £575,000.00 Freehold

An extended five-bedroom detached family home offered for sale with no onward chain. The property offers spacious and flexible living accommodation and is located in a particularly attractive setting on the edge of Bourton Park providing access to open green surroundings, being within close walking distance to Bourton Meadow School, and catchment and walking distance for both Buckingham Secondary and the Royal Latin Grammar Schools. The high specification kitchen breakfast room benefits from a central island, integrated appliances and bi fold doors leading out onto the patio. Accommodation in brief: hallway, ground floor cloakroom, sitting room with box bay window and built in wall storage units, dining room leading into the conservatory which in turns leads out onto the patio and rear garden, the spacious kitchen breakfast room is light and airy and there is a separate utility room. Upstairs the landing leads to the master bedroom with built in bespoke wardrobes and an en-suite shower room, three further double bedrooms with built in wardrobes, bedroom five is currently furnished as a useful home office/study and the re-fitted family bathroom. This lovely family home benefits from a loft conversion to provide an additional attic room which provides further versatile living space. There is ample off-road parking to the front leading to the remaining converted garage. The tiered rear garden is fully enclosed and has been landscaped to provide several levels that include a large patio ideal for entertaining, lawned area, raised flower beds and borders and a decked pergola seating area. Council tax band E. EPC rating C



Entrance

Covered porch to:

Entrance Hall

Stairs rising to first floor, engineered oak flooring, wall light points, radiator, under stairs storage cupboard.

Cloakroom

White suite of low-level W/C concealed cistern, wall mounted wash hand basin, tiling to water sensitive areas, chrome ladder heated towel rail, Upvc double glazed window to front aspect, tiled flooring.

Sitting Room

17' 11" X 12' 0" (5.48m X 3.66m)

Upvc double glazed bay window to front aspect, hole in the wall feature fireplace with two built in storage units either side with shelving and lighting, engineered oak flooring, inset downlighters, two wall light points, coving to ceiling.

Dining Room

11' 5" X 10' 1" (3.48m X 3.08m)

Radiator with cover, built-in shelving units with lighting, dado rail, inset downlighters, engineered oak flooring, Upvc double glazed sliding doors to the conservatory.

Conservatory

10' 8" X 7' 7" (3.26m X 2.32m)

Upvc double glazed conservatory with brick base, insulated roof with inset down lighters, laminate flooring, double doors to side aspect.

Kitchen/Breakfast Room

18' 8" X 11' 4" (5.70m X 3.46m)

Fitted to a high specification by Willow Bank Kitchens to comprise inset Belfast sink unit with mono bloc mixer tap, Quooker tap, Quartz work tops over, kick board lighting, a range of base, wall and drawer units, the drawer units have discreet cutlery drawers with automatic lighting when opened, built in induction hob, electric double oven and micro wave, twin drawer dishwasher, integrated fridge freezer, built in wine cooler, upright radiator, Karndean flooring with underfloor heating, feature centre island with breakfast bar, recycling drawer, further storage under, Upvc double glazed window rear aspect, Bi-fold doors to the rear garden.

Utility Room

6' 8" X 8' 2" (2.04m X 2.50m)

Inset single drainer sink unit with mono bloc mixer tap, space and plumbing for washing machine and tumble dryer, Karndean flooring, door to part connected garage, Upvc double glazed window and door to the side.

First Floor Landing

Airing cupboard housing hot water tank, access to loft space.

Bedroom One

12' 4" X 12' 11" (3.78m X 3.96m)

Upvc double glazed window to front aspect, radiator, a range of wardrobes with built in drawers, hanging rails and shelving as fitted, engineered oak flooring, door to en suite shower room.

En-Suite

RE-fitted white suite of fully tiled shower cubicle with shower as fitted, low flush wc, concealed cistern, wash hand basin with storage under, full height ceramic tiling to walls, ceramic tiled floor, inset downlighters, extractor fan, chrome ladder towel rail, Upvc double glazed window to side aspect.

Bedroom Two

9' 0" X 16' 0" (2.75m X 4.90m)

Two Upvc double glazed windows to front aspect, walk in wardrobe, over stairs storage cupboard, wood laminate flooring, inset downlighters, two radiators, built in wall storage units with shelving.

Bedroom Three

8' 4" X 12' 11" (2.56m X 3.96m)

Inset downlighters, Upvc double glazed window to rear aspect, engineered oak flooring, radiator, built in wardrobes with built in drawer and shelving.

Bedroom Four

10' 1" X 8' 1" (3.09m X 2.47m)

Inset downlighters, Upvc double glazed window to rear aspect, built in storage cupboard, engineered oak flooring, radiator.

Bedroom Five/Office

9' 8" X 6' 10" (2.97m X 2.10m)

Upvc double glazed window to rear aspect, radiator, oak engineered flooring, inset downlighters, built in desk unit with drawers and shelving.

Family Shower Room

9' 11" X 4' 11" (3.03m X 1.50m)

White suite of double width walk in shower, with rainfall power shower head and shower as fitted, wash hand basin with storage under, low flush wc concealed cistern, ceramic tiled floor, full height ceramic tiling to walls, Upvc double glazed window to rear aspect, chrome ladder towel rail, inset down lighters, extractor fan, Upvc double glazed window to rear aspect.

Attic Room

16' 8" X 8' 0" (5.10m X 2.46m)

Please note restricted headroom.

A useful attic room which could be used as a bedroom, office, den etc, approached by a paddle staircase, inset downlighters, two Velux windows, eaves storage space.

Outside

Front Garden

Driveway leading to property entrance and providing off road parking for several vehicle's, outside lighting, gated side access to the rear garden. Established planting.

Rear Garden

The rear garden has been landscaped to provide tired areas of planting, lawn and seating. Large, paved patio leads to the side to an additional paved seating area, steps leading up to a decked covered pergola area with power connected, inset lighting, vegetable boxes, established trees and planting, fully enclosed by panel fencing, outside tap, outside lighting and power.

Please Note

EPC Rating: C.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

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).

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Approximate total area[®]

935 ft²

87 m²

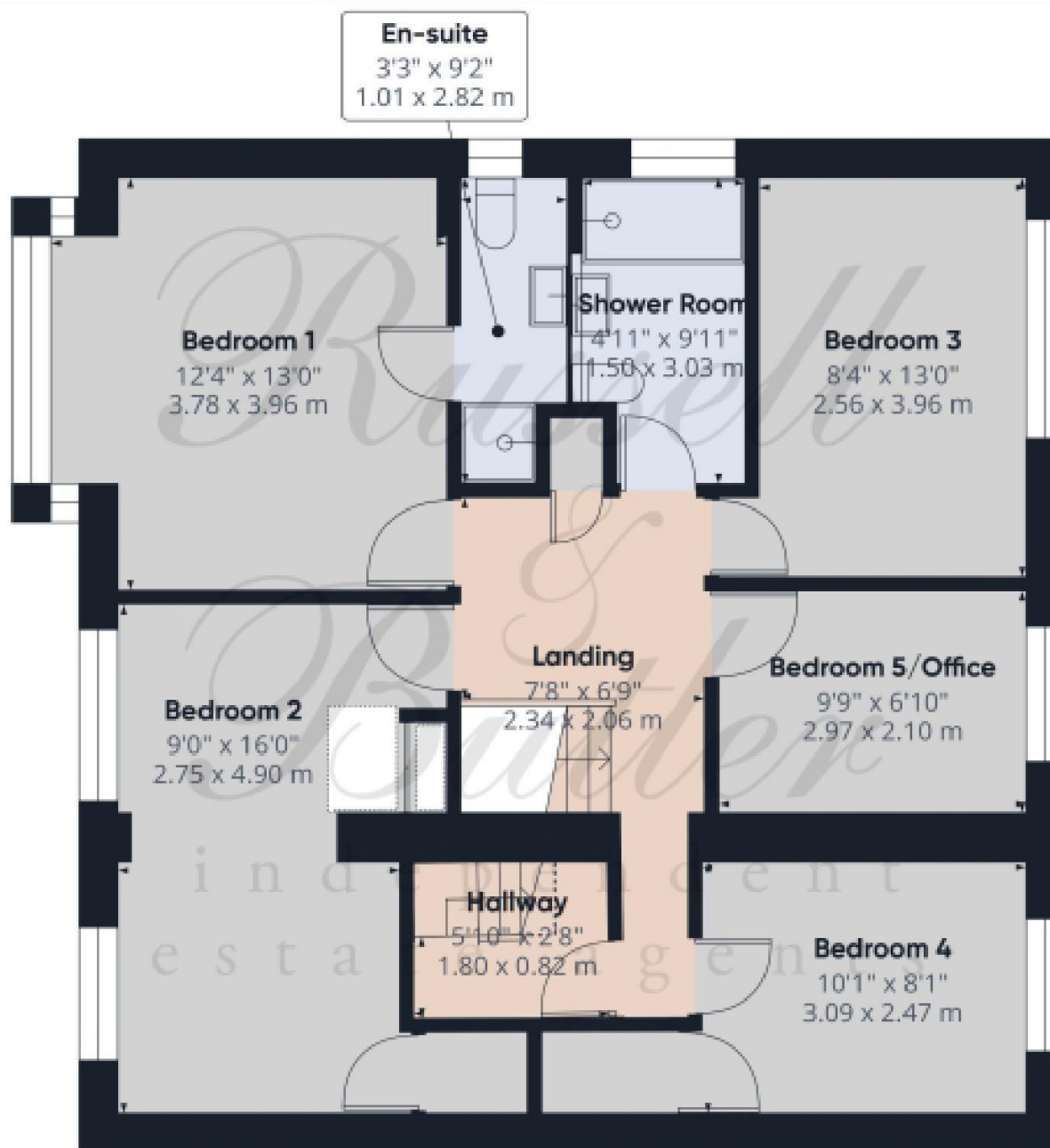
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE380



Floor 0



Approximate total area⁽¹⁾

755 ft²

70.1 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

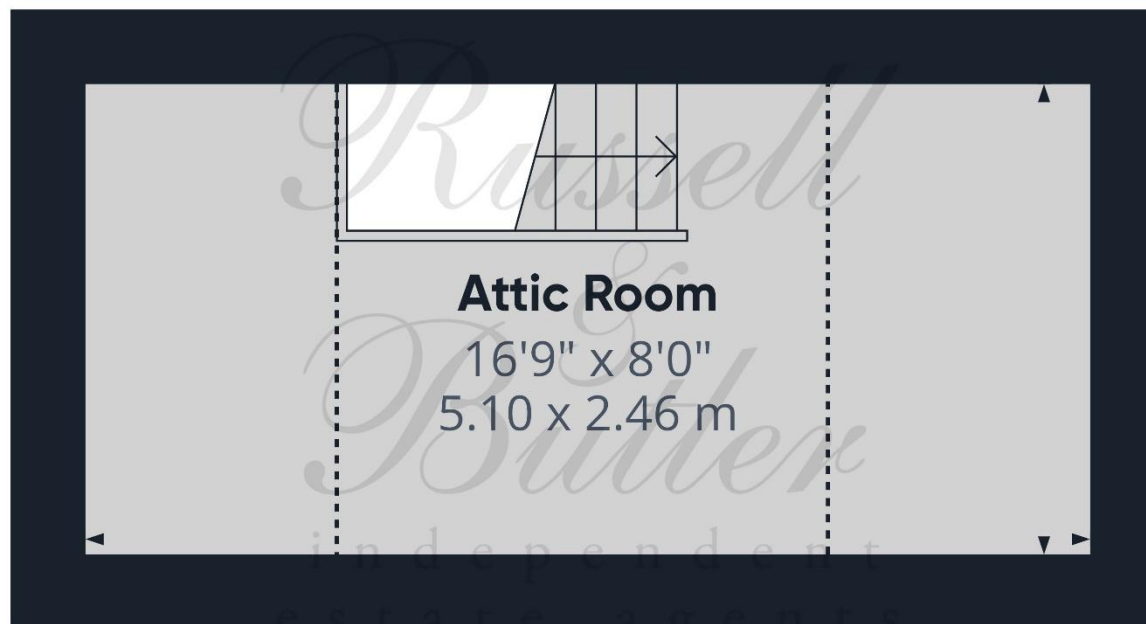
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360



Floor 1



Floor 2

Approximate total area⁽¹⁾

123 ft²
11.4 m²

Reduced headroom

67 ft²
6.2 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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