Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Foxglove Close, Buckingham, MK18 1FU
Asking Price £600,000 Freehold

A spacious extended four bedroom detached family home well situated on the Mount Pleasant area of Buckingham, within walking distance of the Royal Latin Grammar school and town centre. The property is very well presented throughout and fully comprises: Entrance hall with built in storage, downstairs WC, spacious sitting room with wood burner and Bi-fold doors leading out to the rear garden, open plan kitchen/dining/family room - a great space for both families and entertaining and also with bi-fold doors leading to the rear, separate utility room, dining room, study, first floor landing, main bedroom with ensuite, three further bedrooms and family bathroom with both bath and separate walk in shower. To the outside; Double garage, double width driveway parking, gated access leading to a good sized rear garden. Council Tax Band F. EPC rating C.









Entrance
Door to:

Entrance Hall
Wood laminate flooring, storage cupboard housing Ideal gas fired boiler supplying both domestic hot water and radiator central heating, radiator.

Inner Hallway
Radiator, stairs rising to first floor, doors to accommodation.

Cloakroom
5' 10" X 2' 11" (1.79m X 0.90m)
Wash hand basin housed in vanity unit with storage under, waterfall effect tap, low level wc, extractor fan.

Sitting Room
*22' 11" X 15' 1" (*7m Max x 4.62m Max, 4.10m Min*)*
Upvc double glazed bi-folding doors to rear aspect, self cleaning glass skylight, log burning stove, inset spotlights, wood laminate flooring, under floor heating.

Dining Room
12' 11" X 9' 3" (3.95m X 2.82m)
Radiator, Upvc double glazed window to front aspect, open through to kitchen/family room, wood laminate flooring.

Study
10' 3" X 6' 3" (3.14m X 1.92m)
Access to secondary loft space, Upvc double glazed window to front aspect, radiator, wood laminate flooring.

Kitchen/Dining/Family Room
*14' 9" X 23' 9" (*4.52m Max, 3.48m Min x 7.24m Max, 6.64m Min*)*
Open plan kitchen/family room with double glazed bi-folding doors, Upvc double glazed window to rear aspect, high gloss base, drawer and eyelevel units, granite work tops and upstands, centre island with breakfast bar/drawers, space for American style fridge freezer, integrated dishwasher, two tier Bosch electric oven and grill, five burner gas hob with extractor hood over, single drainer stainless steel sink unit with mono bloc mixer tap and pull out attachment, two radiators.

Utility Room
4' 10" X 6' 3" (1.49m X 1.93m)
Inset stainless steel single drainer sink unit with mono bloc mixer tap, base and eyelevel units, space for washing machine, radiator, rolled edge work tops, ceramic tiling to splash areas.

First Floor Landing
Airing cupboard housing hot water tank, shelving and hanging rail as fitted, Upvc double glazed window to rear aspect, access to loft space.

Bedroom One
*13' 3" X 11' 9" (*4.05m Max, 3.29m Min x 3.6m*)*
Double width built in wardrobe with hanging rail and shelving as fitted, radiator, Upvc double glazed window to rear aspect.

En-Suite
10' 5" X 3' 10" (3.18m X 1.19m)
Fully tiled rainfall effect shower with hand held shower attachment, wash hand basin housed in vanity unit with storage under, low level wc, heated towel rail, Upvc double glazed window to side aspect, vinyl flooring.

Bedroom Two
9' 3" X 10' 2" (2.84m X 3.12m)
Radiator, Upvc double glazed window to rear aspect.

Bedroom Three
13' 3" X 8' 5" (4.04m X 2.58m)
Radiator, Upvc double glazed window to front aspect.

Bedroom Four
10' 3" X 9' 3" (3.14m X 2.84m)
Radiator, Upvc double glazed window to front aspect, wardrobe, laminate flooring.

Family Bathroom
6' 2" X 7' 3" (1.90m X 2.22m)
White suite of bath with shower attachment, corner shower cubicle with rainfall effect shower attachment, wash hand basin housed in vanity unit with storage under, low level wc, wood laminate flooring, ceramic tiling to all walls, heated towel rail, Upvc double glazed window to rear aspect.

Outside

Front Aspect
Laid mainly to shingle, established shrubs, path to property entrance, driveway parking for two cars.

Rear Garden
Large corner plot wraps around the property, south west facing, gated side access, fully enclosed, chicken coop, large paved patio, raised lawn area with retaining sleeper wall, established tree and shrubs, personal access door to garage, side passage storage space, outside power point, outside tap, outside lights.

Double Garage
17' 10" X 17' 8" (5.46m X 5.40m)
Up and over doors, power and light connected, eaves storage space.

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

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 8000Mbps download and 900Mbps 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

Pursuant to the terms of the Estates Act 1979. We disclose that the seller of this property is an employee of Russell & Butler.

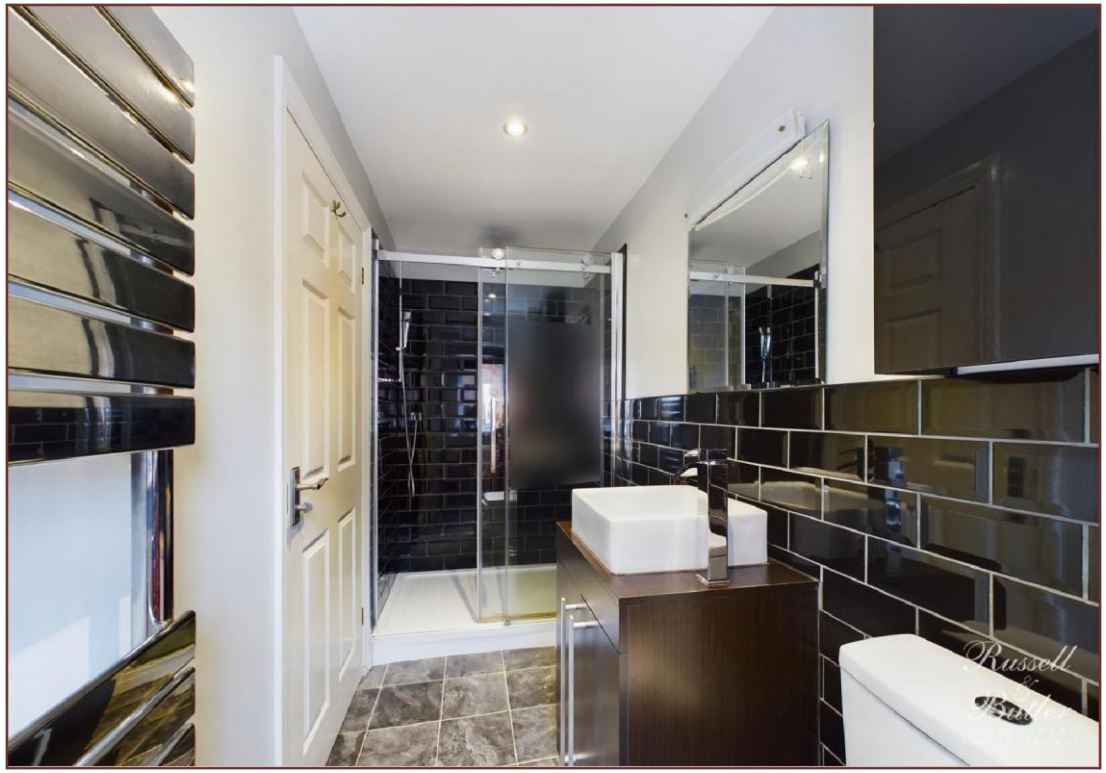
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

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.

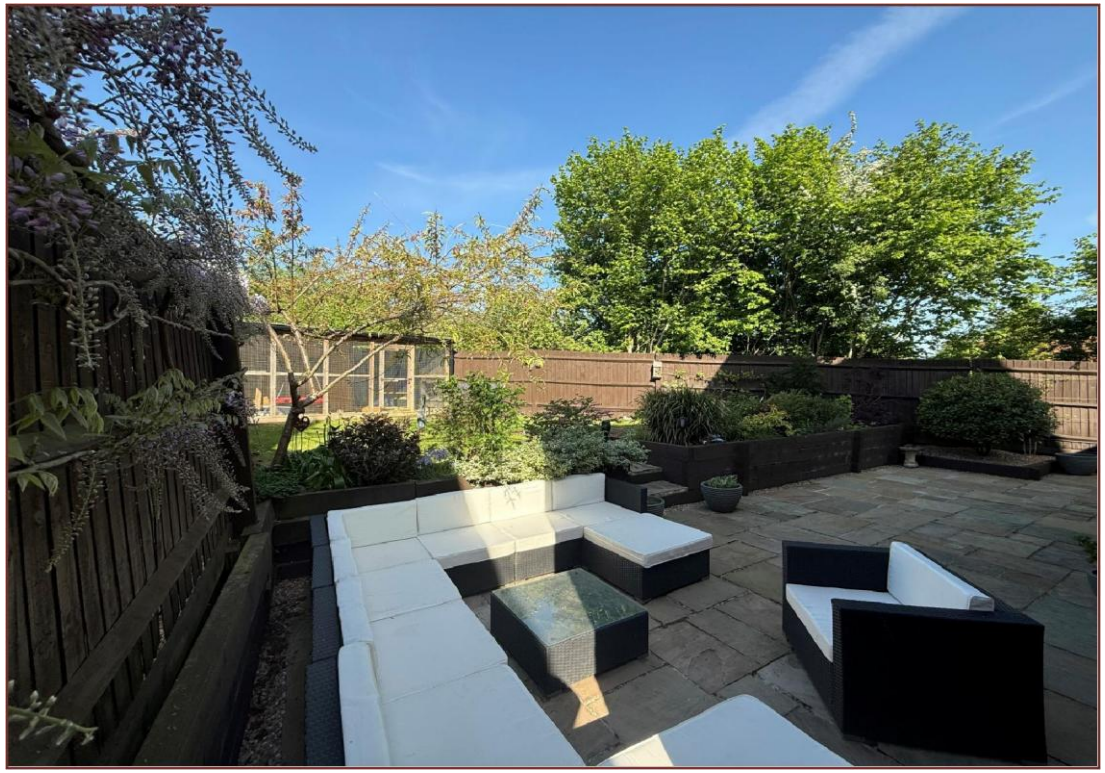




















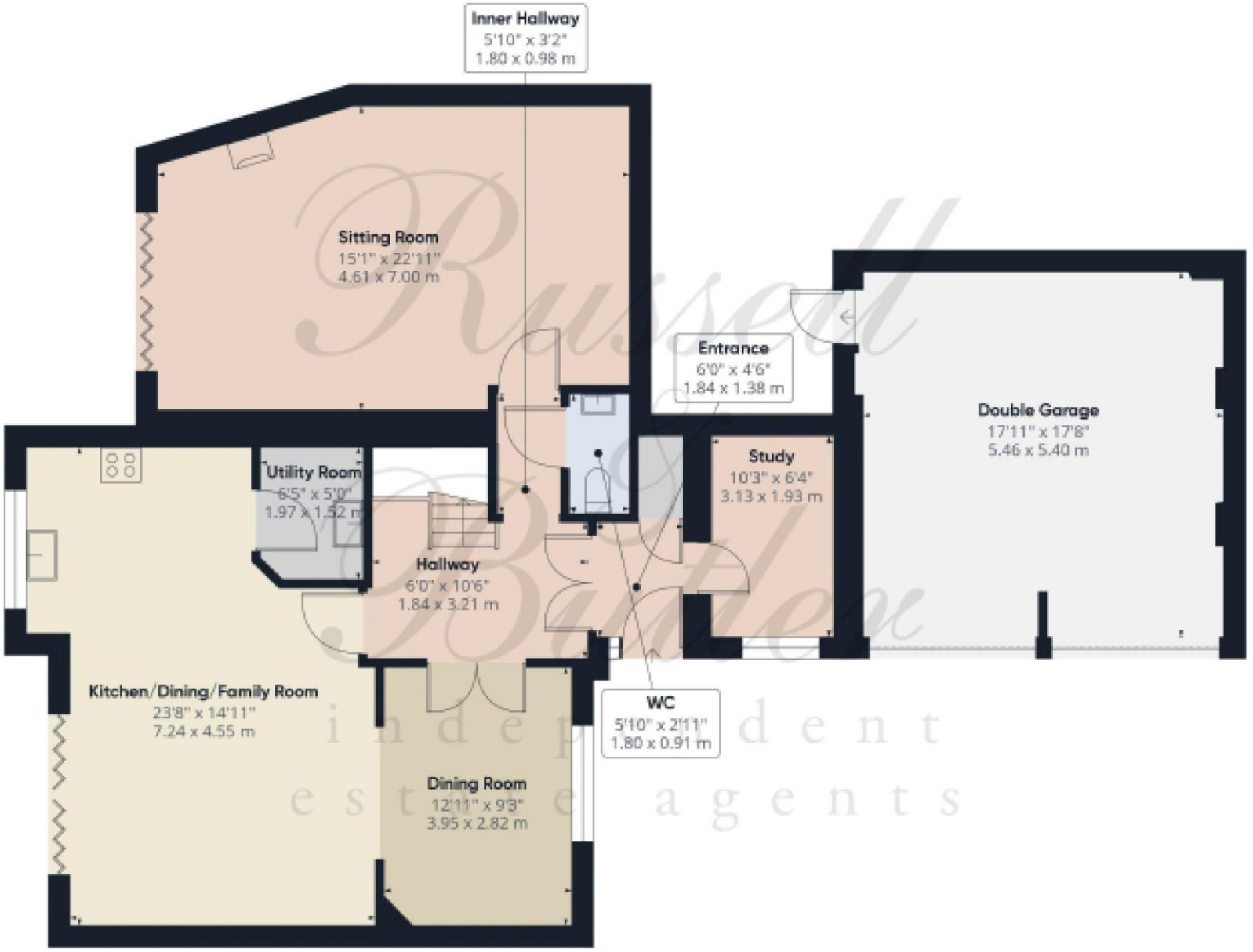









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Floor 0

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Approximate total area(1)

1353.57 ft²

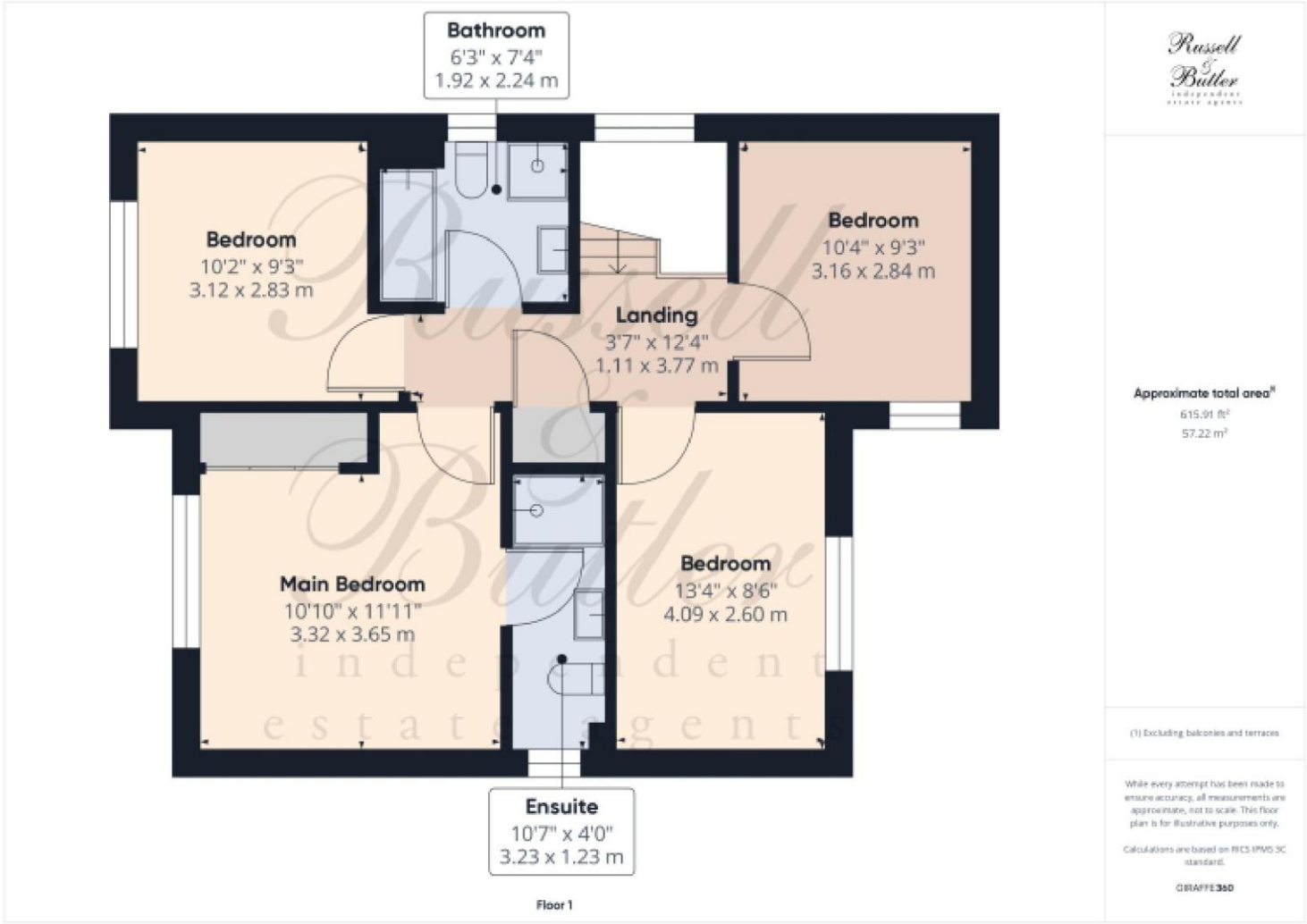
125.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFE360



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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