

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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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Gifford Place, Buckingham, MK18 1XA
Asking Price £450,000 Freehold

A spacious extended four bedroom detached home situated in a highly sought after residential location within easy walking distance of the well regarded Page Hill First & Middle Schools as well as Maids Moreton Playing Fields. The property provides generous accommodation the highlight being the fabulous open plan kitchen/dining/family room. The stylish high quality kitchen has been designed and installed by "Taylor Made Kitchens" of Great Horwood and includes integrated appliances and quartz work surfaces. A particularly spacious entrance hall creates an excellent first impression with further benefits including a partially converted garage cleverly adapted to provide a useful utility room whilst retaining valuable storage space. The good size bathroom incorporates a separate shower too. The location will be particularly appealing to families with the excellent access to local schooling, recreational facilities and the amenities of Buckingham. The accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen/dining/family room, four bedrooms, bathroom and private rear garden. Council Tax Band E. Energy Rating awaited.





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Entrance

Composite double glazed entrance door to:

Entrance Hall

Stairs rising to first floor, radiator with cover, double width built in cloaks cupboard.

Cloakroom

White suite of wash hand basin with drawers under, low flush wc, ceramic half tiling to all walls, radiator, Upvc double glazed window to side aspect.

Sitting Room

20' 5" X 11' 8" (6.23m X 3.57m)

Fireplace with coal effect gas fire, double radiator, Uvpc double glazed window to front aspect, double doors to kitchen/diner.

Kitchen/Dining/Family room

27' 0" X 10' 1" (8.24m X 3.08m)

Fitted to comprise inset one and a half bowl sink with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, Quartz work surfaces and splash backs, integrated electric double oven and grill, four ring gas hob with extractor canopy over, integrated dishwasher, integrated fridge/freezer, kick space heater, "Worcester gas fired boiler supplying both central heating and domestic hot water, Upvc double glazed window to rear aspect, radiator, Upvc double glazed sliding patio doors to rear garden.

Utility Room

8' 6" X 7' 0" (2.61m X 2.15m)

Plumbing for automatic washing machine, vent for tumble dryer, radiator, Upvc double glazed door to side.

First Floor Landing

Access to loft space with boarding, light and ladder.

Bedroom One

11' 9" X 11' 4" (3.60m X 3.47m)

Radiator, built in over stairs storage cupboard, Upvc double glazed window to front aspect.

Bedroom Two

11' 6" X 9' 5" (3.53m X 2.88m)

Radiator, built in wardrobes, Upvc double glazed window to front aspect.

Bedroom Three

10' 0" X 8' 9" (3.05m X 2.68m)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Four

10' 0" X 7' 0" (3.06m X 2.14m)

Radiator, built in storage cupboard, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted, Upvc double glazed window to rear aspect.

Bathroom

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

Front Garden

Laid to lawn with block paved driveway to garage/store, gated side access to rear garden.

The garage has been part converted to create the utility room, the remainder is left as a useful store with up and over door, power and light connected.

Rear Garden

The rear garden is north west facing and not overlooked. Laid to lawn with paved patio, outside tap, outside lighting, outside power point, fully enclosed by brick wall and timber fencing.

Please Note

Karndean flooring throughout the ground floor, except sitting room and bathroom.

Council Tax Band E

EPC Rating TBC

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.

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⁾

662 ft²
61.7 m²

Reduced headroom

14 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IP45
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAPPE360

Cloakroom
4'7" x 4'3"
1.41 x 1.31 m

Store
7'7" x 7'9"
2.32 x 2.36 m

Utility Room
6'11" x 8'6"
2.13 x 2.59 m

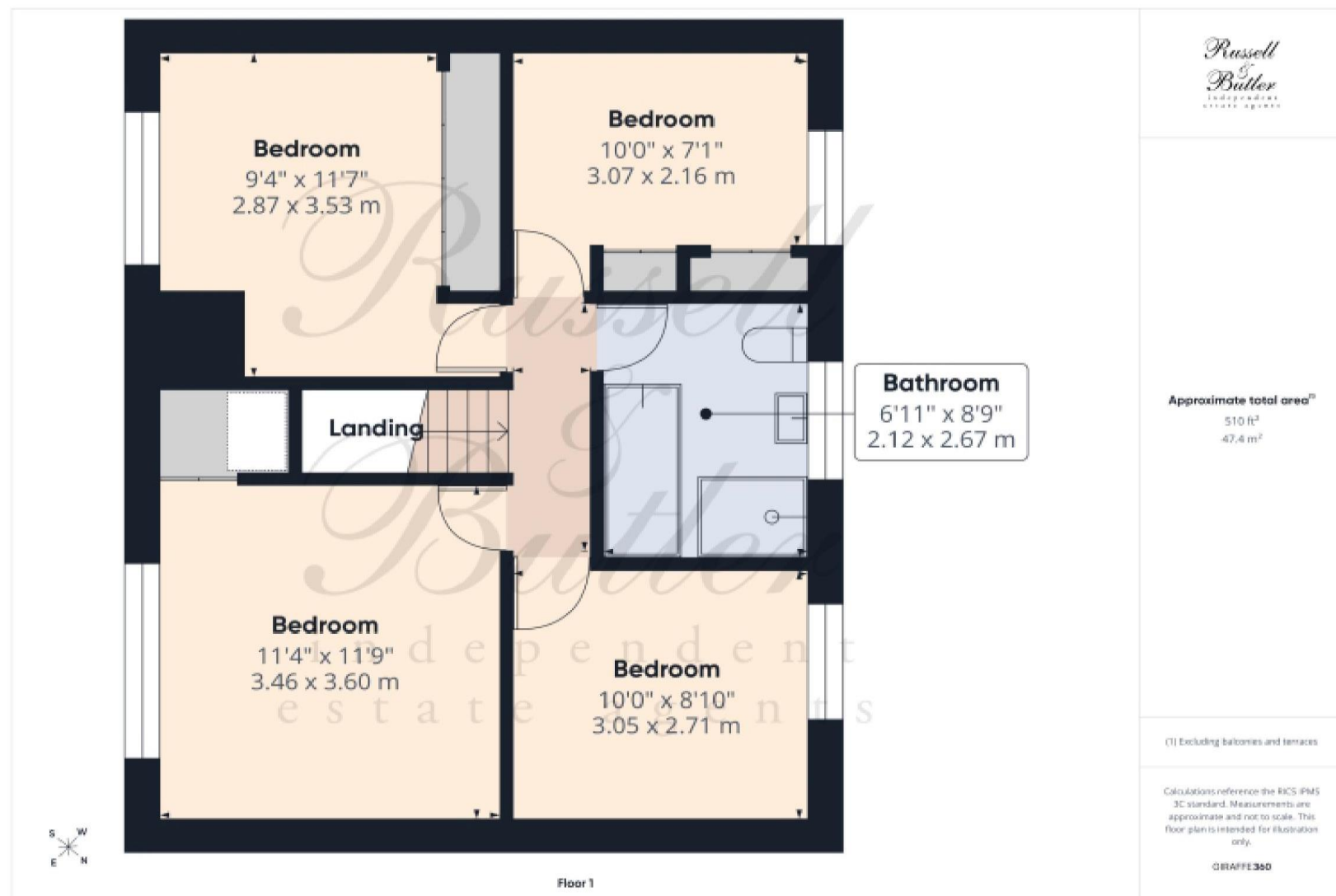
Hallway

Kitchen/Dining/Family Room
10'1" x 26'11"
3.08 x 8.20 m

Sitting Room
20'3" x 11'8"
6.19 x 3.56 m



Floor 0



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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