

*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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# Deerfield Close, Buckingham, MK18 7ET

## Asking Price £319,995 Freehold

An extended two double bedroom semi detached home located in a quiet cul de sac on the popular Badgers development. The accommodation is laid out over two floors and comprises: Large entrance hall providing ample storage space, ground floor cloakroom, dining room open through to the sitting room which has UPVC double glazed sliding doors leading out onto the rear garden. The modern kitchen is well equipped with built in fridge/freezer and electric oven and hob. On the first floor there are two generous double bedrooms one with a walk in dressing area and the other with a range of built in wardrobes, and bathroom with white suite. The property benefits further from gas to radiator central heating, UPVC double glazing throughout, an east facing rear garden and a detached single garage with light and power connected and off-road parking for several vehicles. EPC rating D. Council tax band B.

**NO ONWARD CHAIN.**



### Entrance

Upvc double glazed door to entrance hall.

### Entrance Hall

Spacious hallway providing access to accommodation, stairs rising to first floor, Valiant gas fired boiler supplying both domestic hot water and gas to radiator central heating.

### Cloakroom

Suite of low level wc, wall mounted wash hand basin, Upvc double glazed window to front aspect, ceramic tiled floor, radiator.

### Sitting/Dining Room

*19' 10" X 13' 2" (6.06m X 4.02m)*

Dining Area:

Storage cupboard, electric heater, wood laminate flooring, open through to sitting room.

Sitting Area:

Upvc double glazed sliding doors to rear garden, under stair storage area, double panel radiator, inset downlighters, wood laminate flooring.

### Kitchen

*7' 8" X 7' 1" (2.34m X 2.16m)*

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall/drawer and base units, wooden work tops over, wood laminate flooring, built in electric oven and hob, integrated fridge freezer, Upvc double glazed door to rear garden, Upvc double glazed window to rear aspect.

### First Floor Landing

Access to loft space, Upvc double glazed window to rear aspect, radiator.

### Bedroom One

*10' 0" X 9' 6" (3.05m X 2.91m)*

Upvc double glazed window to rear aspect, walk in wardrobe/dressing area, radiator.

### Bedroom Two

*12' 7" X 7' 10" (3.85m X 2.40m)*

Upvc double glazed window to rear aspect, radiator, built in wardrobes with sliding doors, hanging rails and shelving as fitted.

### Family Bathroom

*6' 10" X 6' 0" (2.09m X 1.85m)*

White suite of panel bath, separate shower over, glazed screen, low level wc, pedestal wash hand basin, Upvc double glazed window to front aspect, ceramic tiling to splash areas, chrome ladder towel rail.

### Front Aspect

Gravelled driveway parking for several vehicles.

### Rear Garden

East facing rear garden, laid mainly to lawn, paved patio, brick built BBQ, gated side access, fully enclosed by panel fencing, outside tap, outside lighting.

### Garage

Detached single garage with up and over door, power and light connected.

### Please Note

EPC Rating: D.

Council Tax Band: C.

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 Ultrafast 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: Garage, off street and driveway parking for several vehicles.

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.



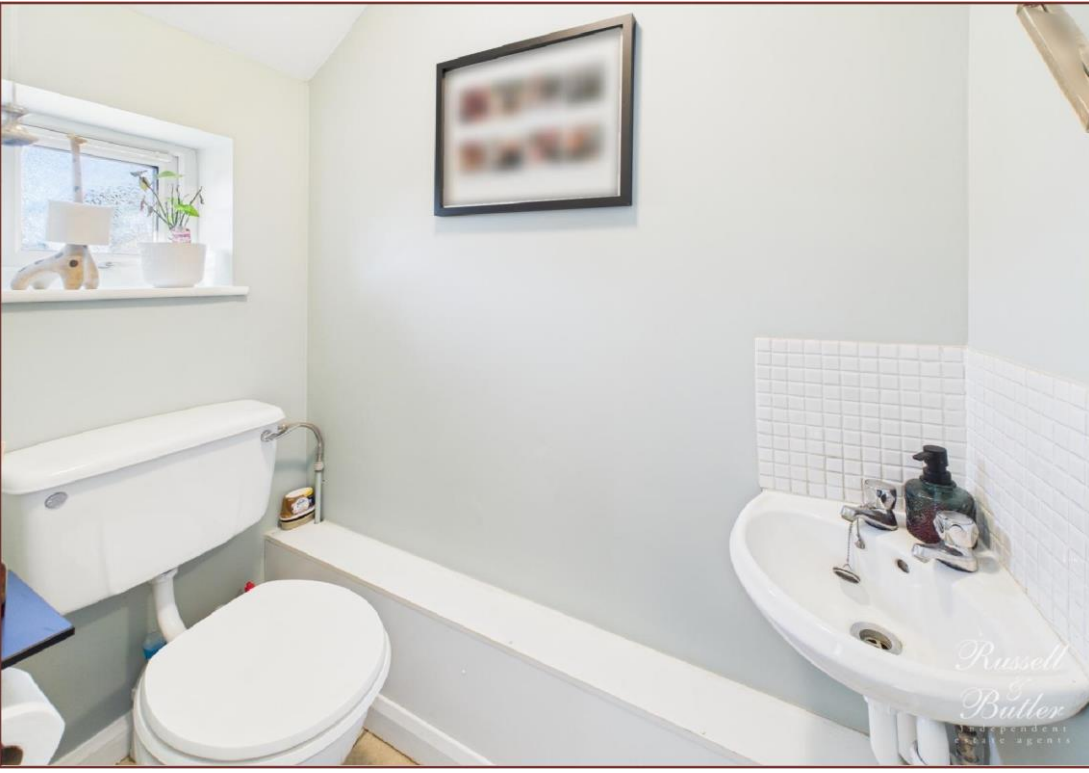
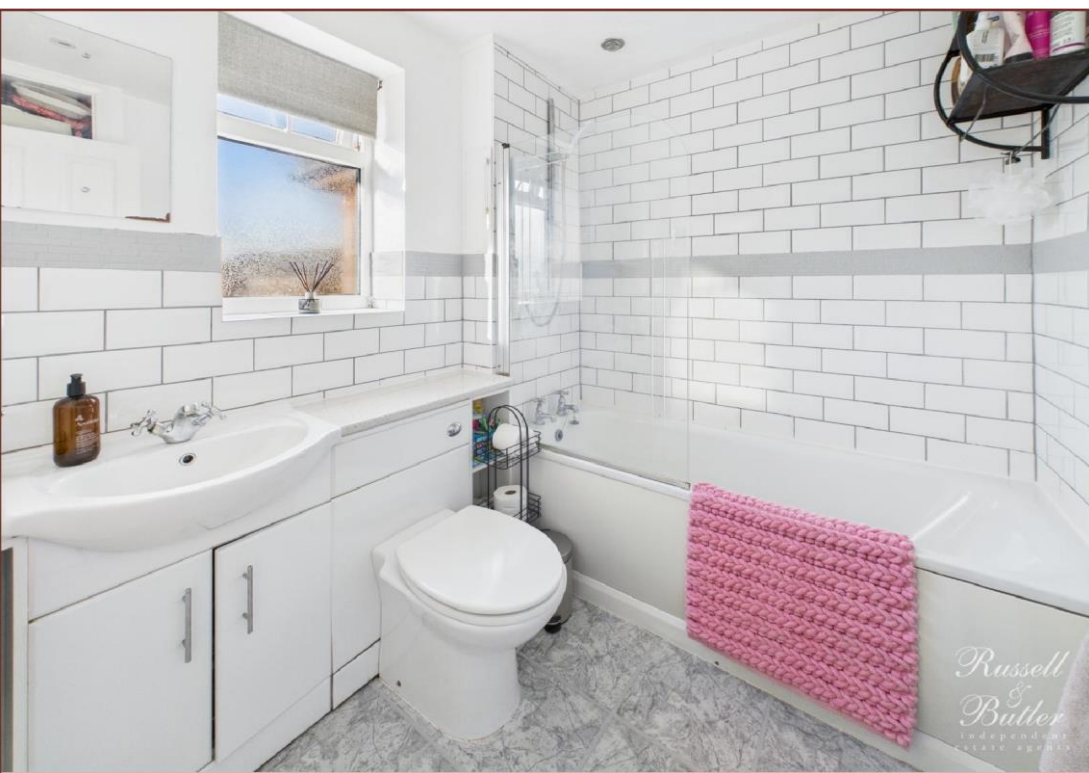


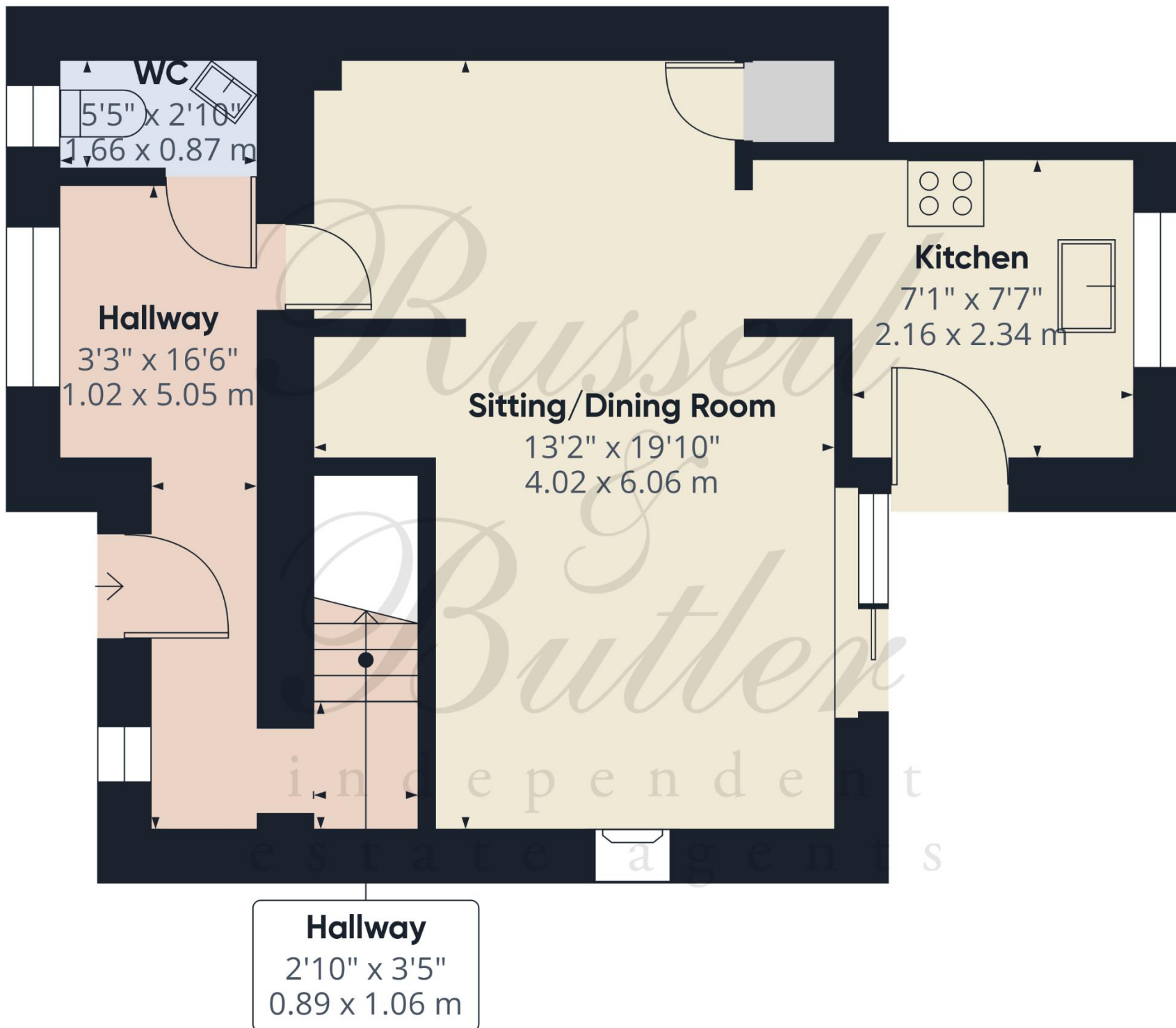




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Approximate total area<sup>m</sup>

403.1 ft<sup>2</sup>

37.45 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Landing**  
2'8" x 2'10"  
0.84 x 0.87 m

2'11" x 5'10"  
0.90 x 1.79 m

**Bathroom**  
6'0" x 6'10"  
1.85 x 2.09 m

**Bedroom**  
12'7" x 7'10"  
3.85 x 2.40 m

**Bedroom**  
10'0" x 9'6"  
3.05 x 2.91 m

**Approximate total area<sup>(1)</sup>**  
271.79 ft<sup>2</sup>  
25.25 m<sup>2</sup>

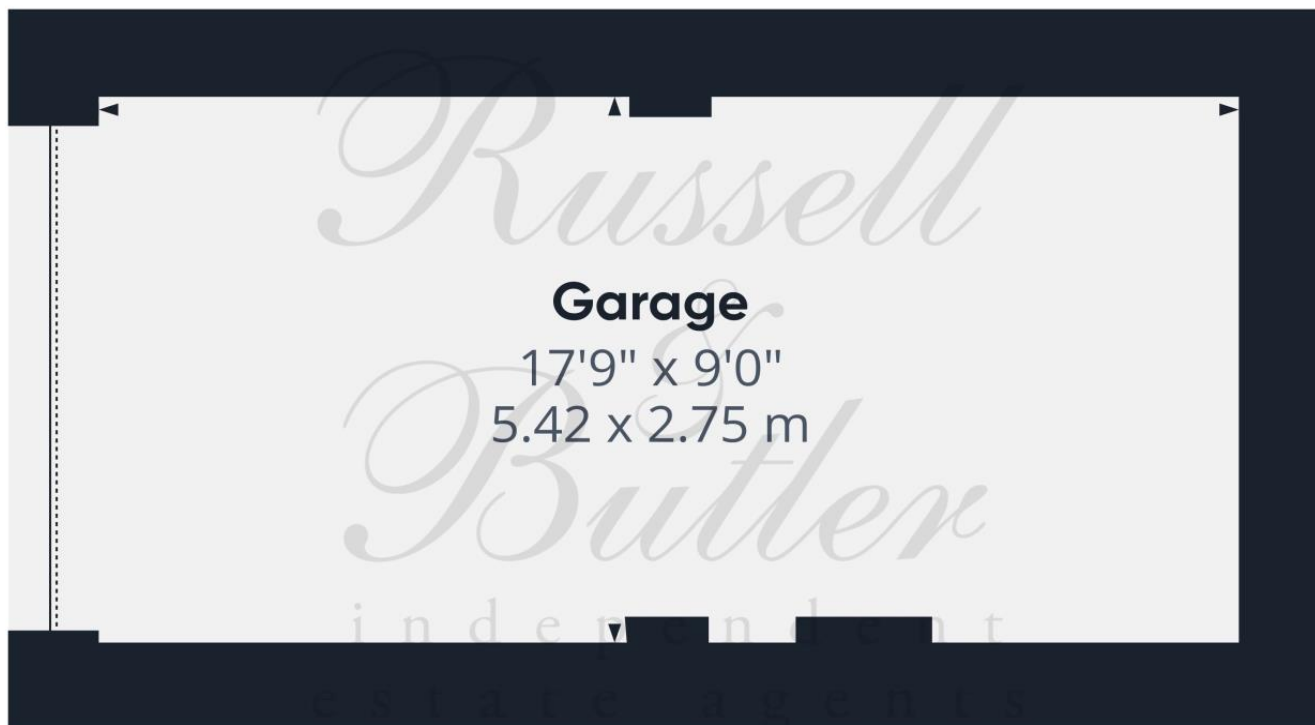
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Floor 0 Building 2

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

162.54 ft<sup>2</sup>

15.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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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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