Russell & Butler
independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



Stowe Close, Buckingham, MK18 1HY
Asking Price £650,000.00 Freehold

Located within one of Buckingham's desirable and most sought-after locations which is also within close walking distance to Buckingham town centre, this fabulous and immaculately presented three double bedroom detached property having been much improved by the current owners. This beautiful home includes a re-fitted kitchen with Quartz worktops and integrated appliance's, re-fitted bathroom suite to include a double width shower, gas to radiator central heating and replacement UPVC double glazing. The accommodation in brief: entrance hall, ground floor cloakroom, sitting room with log burner, dining room with French doors leading out onto the sunny patio, conservatory/garden room with roof light, spacious utility room, high specification re-fitted kitchen with walk in pantry and integrated appliances, three double bedrooms, the main bedroom benefitting from a range of bespoke fitted wardrobes and co-ordinating drawers and the family bathroom. There is a gravel driveway to the front providing off road parking for several vehicles and a particular attractive feature are landscaped south facing gardens to the rear that include a large timber workshop/studio. Council tax band E. Energy rating C.









Entrance
Replacement composite door to entrance hall.

Entrance Hall
Providing access to accommodation, cloaks hanging space, Upvc double glazed window to side aspect, stairs rising to first floor, under stairs storage cupboard, radiator, laminate flooring.

Cloakroom
White suite of low level wc, concealed cistern, wash hand basin with mixer taps, storage cupboard under, ladder heater radiator, half height ceramic tiling to walls, Upvc double glazed window to front aspect.

Sitting Room
13' 4" X 12' 0" (4.08m X 3.66m)
Inset fireplace with wood burning, Upvc double glazed window to rear aspect, radiator, coving to ceiling.

Dining Room
11' 4" X 10' 5" (3.46m X 3.20m)
Upvc double glazed French doors to patio and rear garden, radiator, coving to ceiling, feature fireplace, laminate flooring, open through to:

Conservatory/Garden Room
12' 10" X 5' 11" (3.93m X 1.82m)
Insulated roof with sky light, Upvc double glazed window to side aspect, Upvc double glazed French doors to patio and rear garden, radiator, inset downlighters, laminate flooring.

Kitchen
14' 2" X 9' 5" (4.33m X 2.89m)
Re-fitted to high specification to comprise inset one and a half stainless steel sink unit with mono bloc mixer tap, cupboard under, a further range of drawer and base units with Quartz work tops over, kick board lighting, corner carousel unit, recycling drawer, integrated dishwasher, integrated oven, microwave and plate warmer, induction hob with inset extractor fan, space and plumbing for fridge/freezer, walk in larder/pantry cupboard, inset downlighters, laminate flooring, Upvc double glazed window to front aspect.

Utility Room
8' 7" X 7' 5" (2.62m X 2.27m)
Inset stainless steel sink unit with mono bloc mixer tap, cupboard under, work tops over, kick board lighting, inset downlighters, sky light, cupboard housing Worcester gas fired boiler supplying both domestic hot water and gas to radiator central heating, laminate flooring, space and plumbing for automatic washing machine.

First Floor Landing
Access to loft space, Upvc double glazed window to side aspect.

Bedroom One
13' 3" X 12' 1" (4.05m X 3.69m)
Benefitting from a range of bespoke built in wardrobes and drawers, overhead storage and bedside tables, Upvc double glazed window to rear aspect, radiator.

Bedroom Two
10' 5" X 10' 4" (3.20m X 3.17m)
Upvc double glazed window to rear aspect, radiator.

Bedroom Three
9' 6" X 9' 3" (2.90m X 2.82m)
Upvc double glazed window to front aspect, radiator.

Family Bathroom
9' 5" X 9' 4" (2.87m X 1.63m)
Refitted white suite of panel bath with central taps and shower attachment, fully tiled double width walk in shower with shower as fitted, shelving recess, glazed screen, low level wc, concealed cistern, wash hand basin with mixer tap, storage cupboard under, inset downlighters, ladder heated towel rail, Upvc double glazed window to front aspect, full height ceramic tiling to walls.

Front Garden
Gravel driveway leading to property entrance and providing off road parking for several vehicles, laid to lawn, part enclosed by picket fencing, gated side access to rear garden.

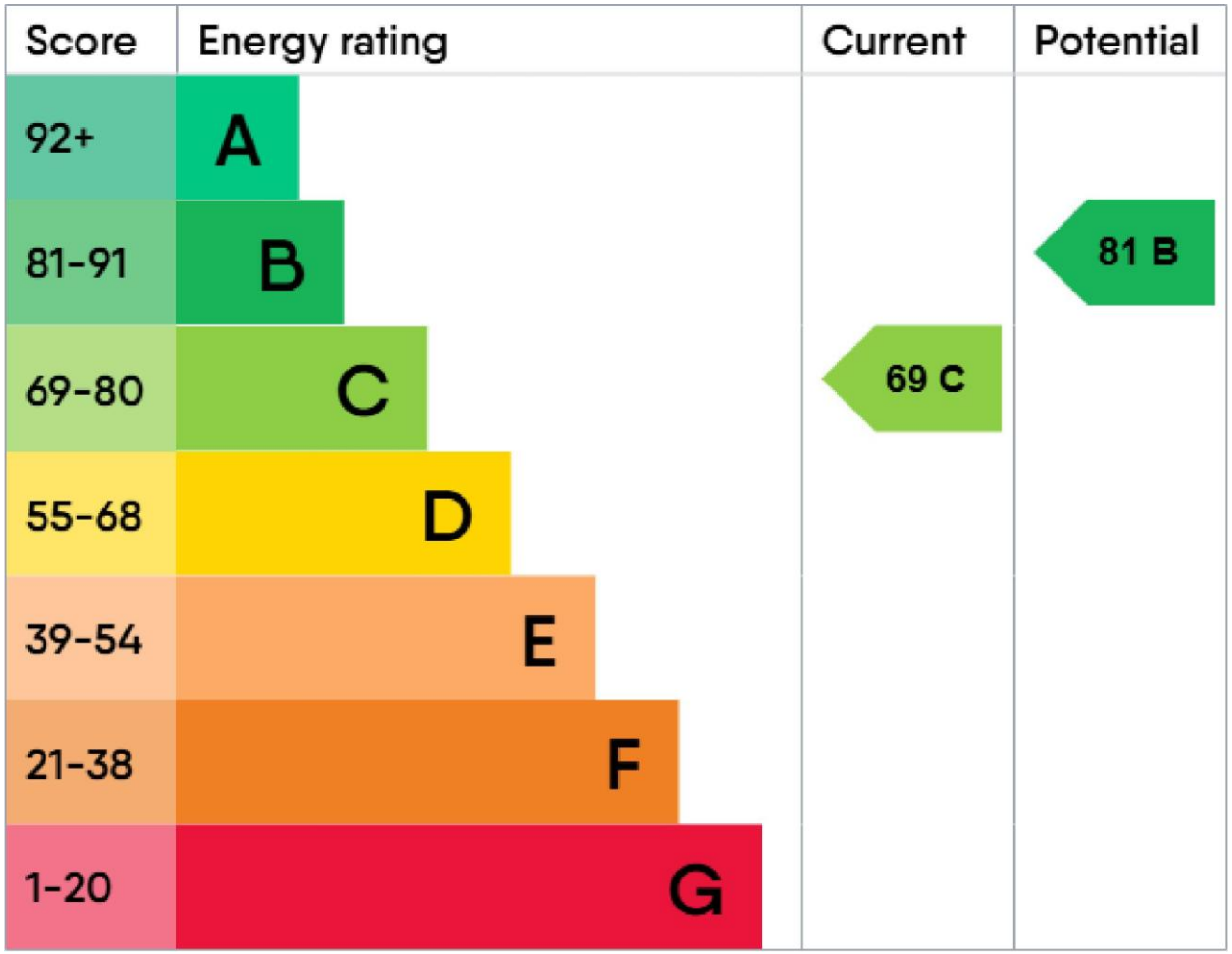
Remaining Garage Store
5' 11" X 12' 10" (1.82m X 3.93m)
With barn style double doors, light connected.

Rear Garden
A particular attractive feature of this lovely property are landscaped and south facing rear garden which are fully enclosed by panel fencing, with a large paved patio with steps leading down to the lawn with well stocked raised flower beds and borders, pathway leading down the lawn, large decked entertaining area with pergola. Timber workshop/studio with storage areas.

Timber workshop studio
11' 5" X 15' 3" (3.50m X 4.65m)
Light and power connected, barn style doors, windows to front and side aspect, open through to Store area 2.31m x 1.53m
Additional store to the rear 2.31m X 1.54m

Please Note
Council Tax Band E
EPC Rating C
Construction type: Standard.
Electricity supply: Mains.
Gas supply: Mains
Water supply: Mains.
Sewerage: Mains.

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.


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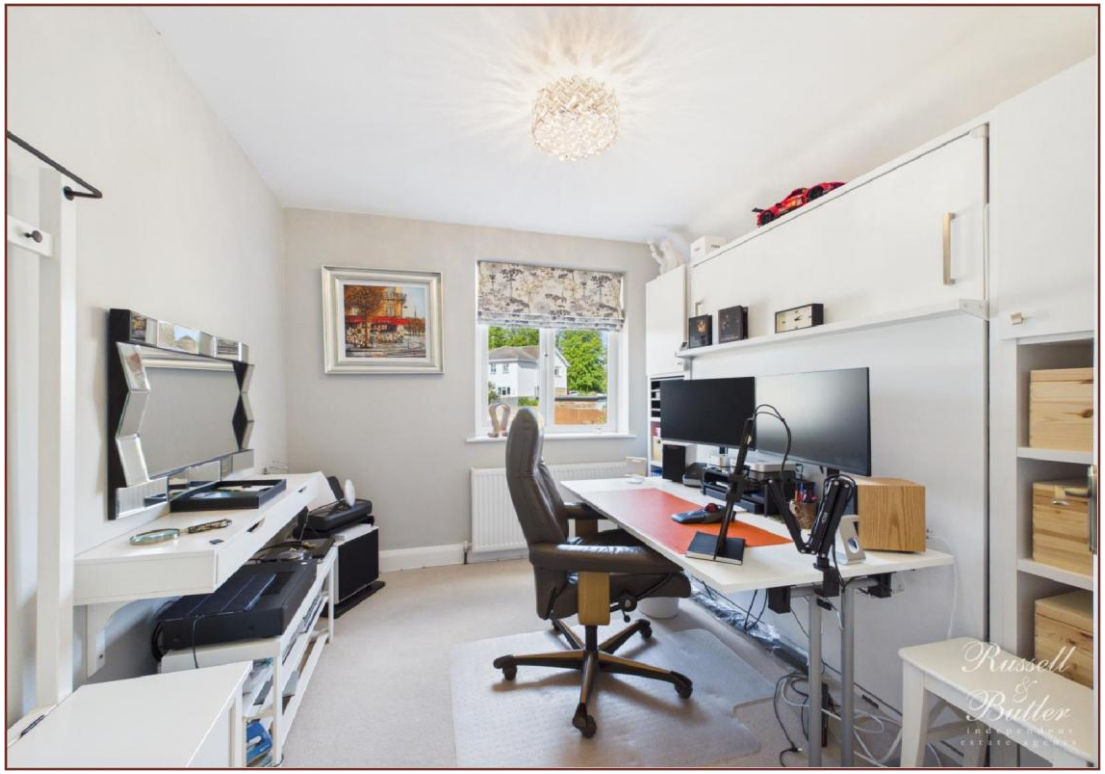


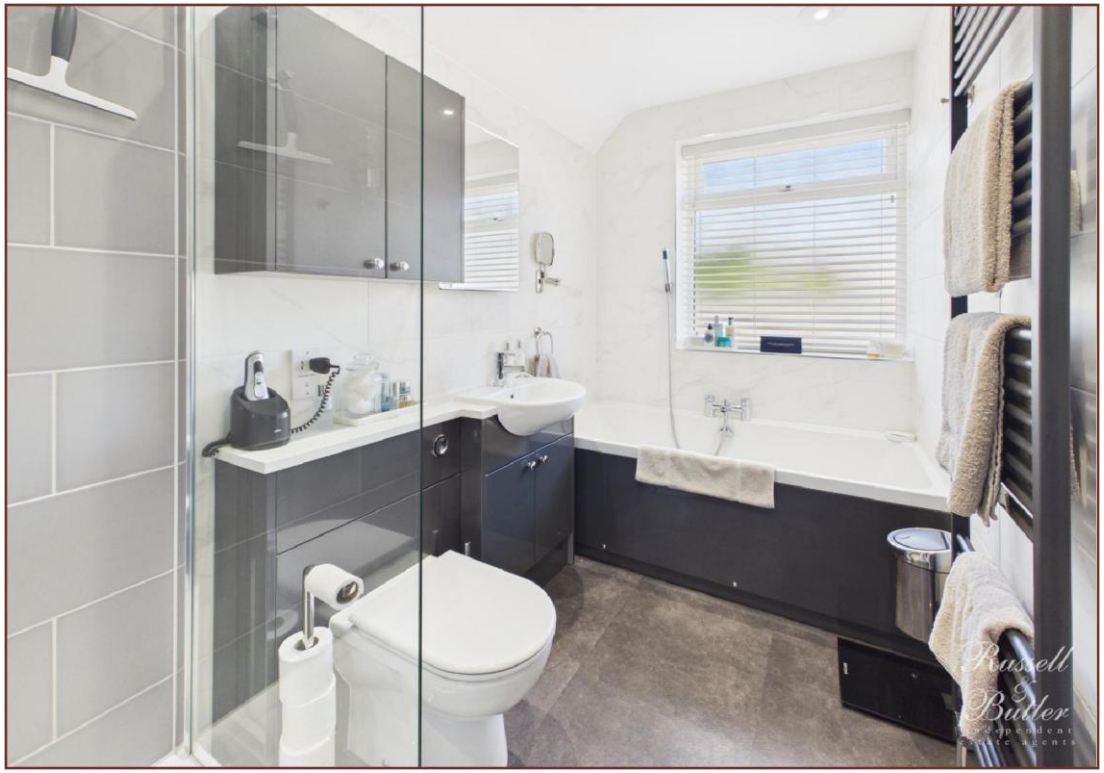

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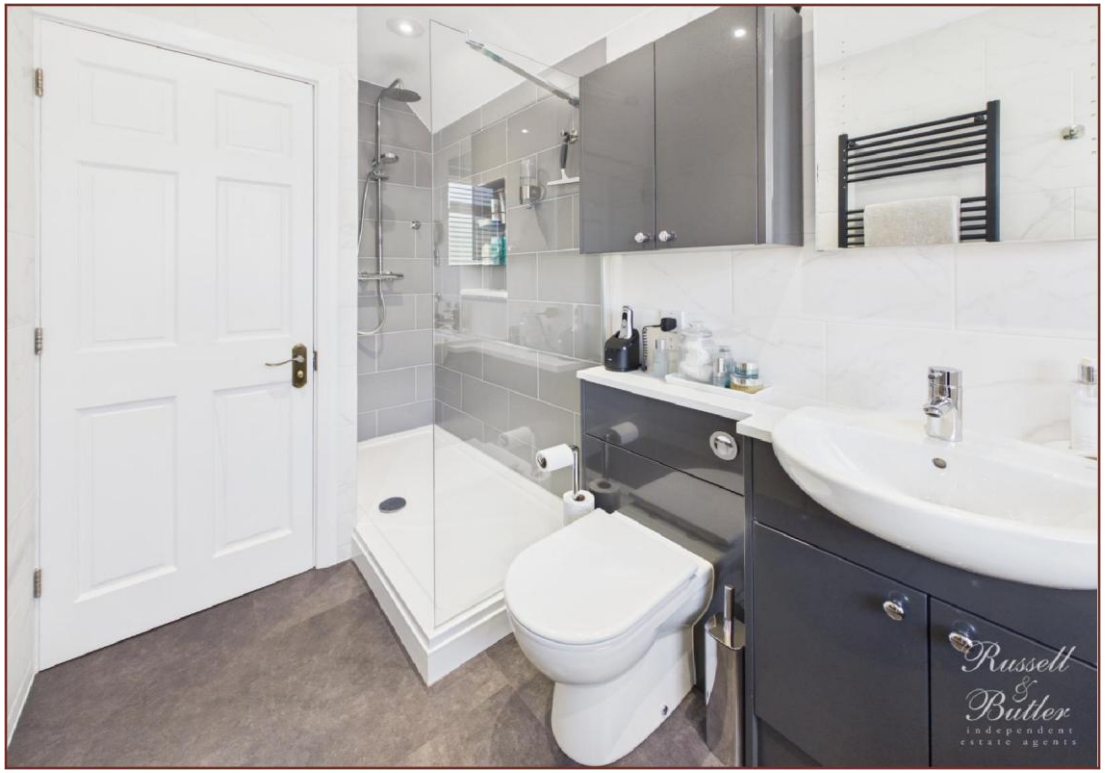




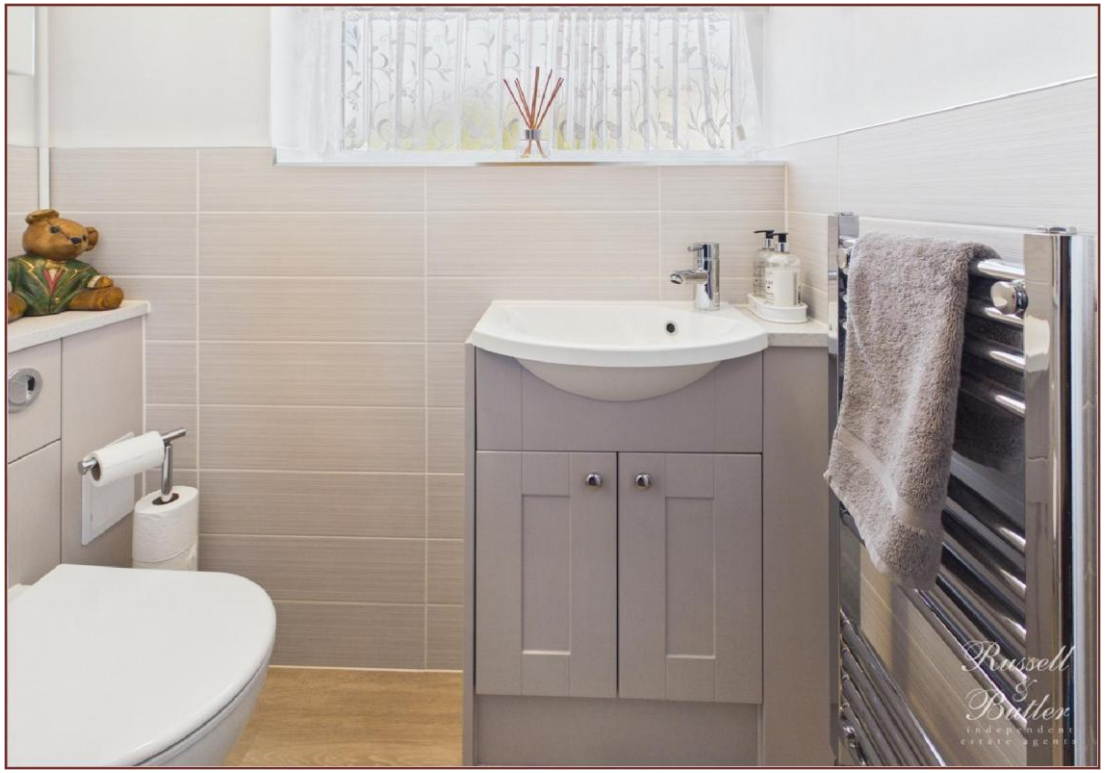












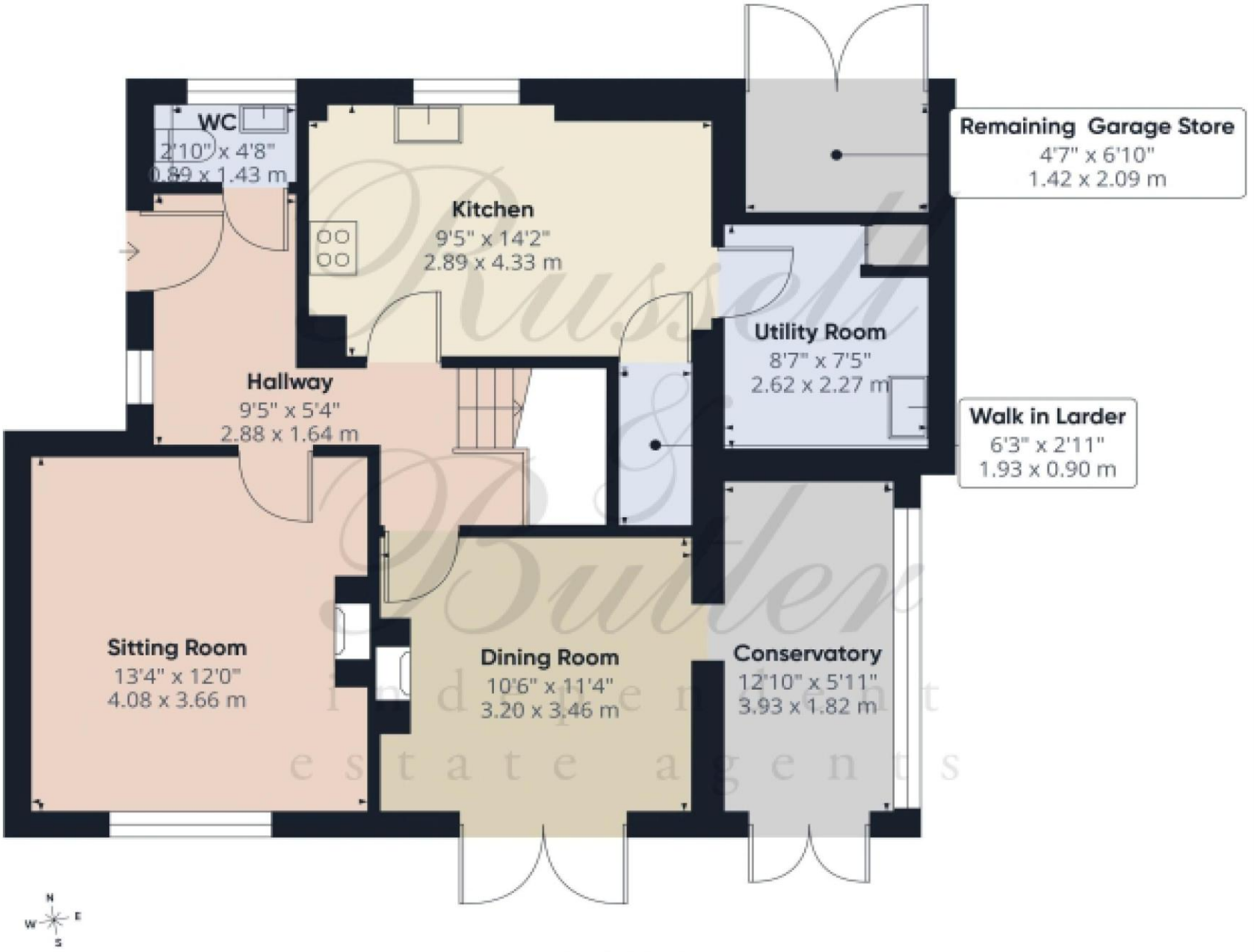

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Floor 0 Building 1

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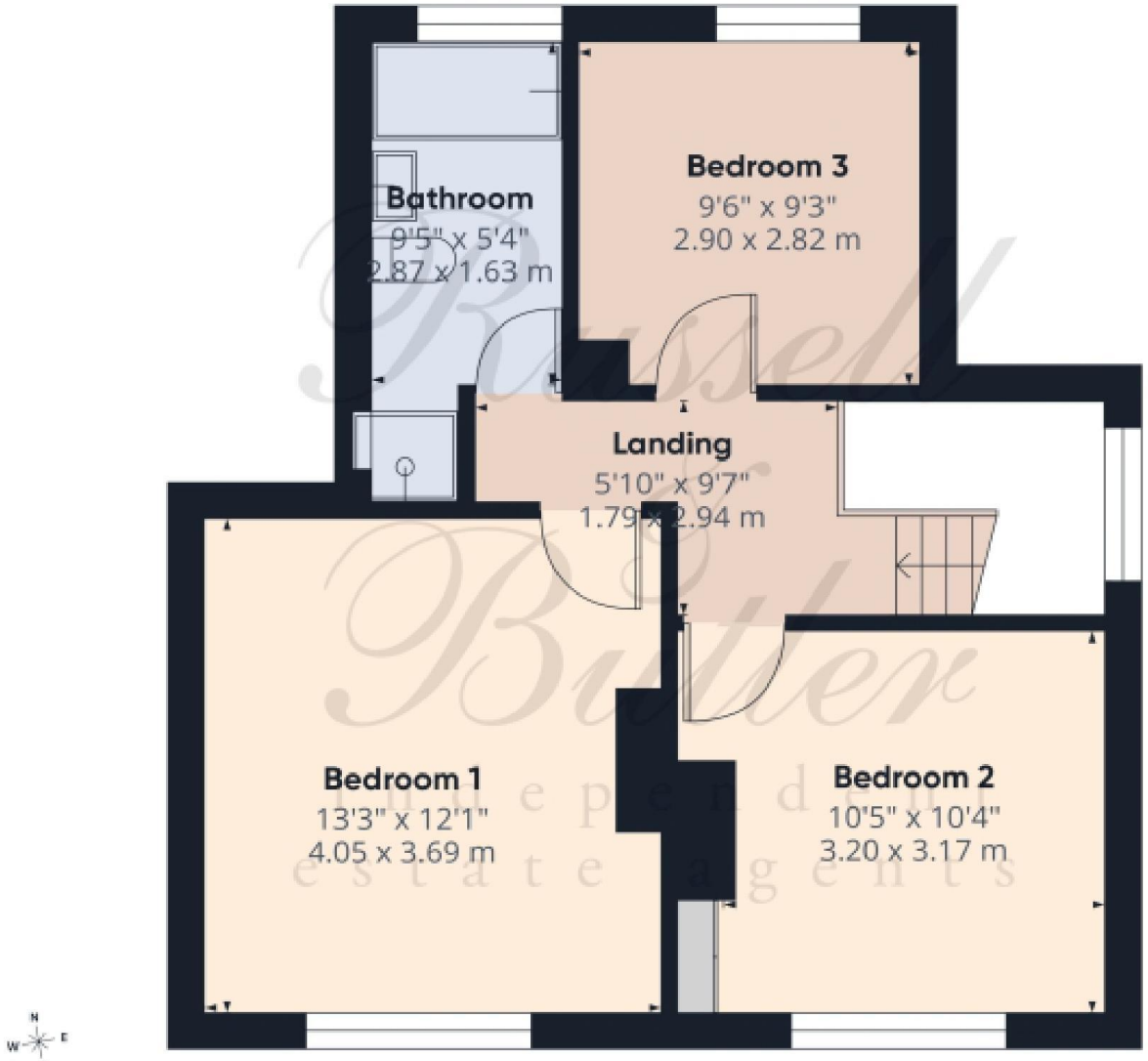
Approximate total area(1)

725 ft²
67.5 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.

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Floor 1 Building 1

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Approximate total area(1)

472 ft²

44 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.

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Floor 0 Building 2

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Approximate total area(1)

252 ft²

23.4 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.

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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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