

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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Watlow Gardens, Buckingham, MK18 1GQ

Asking Price £550,000 Freehold

An extended four bedroom detached family home located on a corner plot on the Page Hill development and is offered for sale with no onward chain. The property benefits further from being within catchment and walking distance to Buckingham Primary School and catchment for both Buckingham Secondary and the Royal Latin Grammar Schools. The property offers flexible accommodation and comprises: hallway with walk in cloaks cupboard, family room, sitting room with French doors leading out to the garden, dining room, conservatory, kitchen/breakfast room, separate utility room and ground floor cloakroom. On the first floor, bedroom one with en suite shower room, three further bedrooms, all with built in wardrobes and the family bathroom with white suite. There is ample off road parking leading to the single garage, the rear garden is of a good size and backs onto the Spinney. Council tax band E. EPC rating C.



Entrance

Replacement composite door to;

Hall

Cloaks cupboard, under stair storage cupboard, radiator, stairs rising to first floor, doors to accommodation, central heating thermostat.

Family Room

17' 1" X 8' 0" (5.21m X 2.45m)

Double glazed window to front aspect, wooden flooring, radiator.

Sitting Room

12' 10" X 15' 6" (3.93m X 4.73m)

Feature fireplace with gas fire as fitted, two radiators, Upvc double glazed French doors to rear garden.

Dining Room

10' 11" X 9' 0" (3.33m X 2.76m)

Wooden flooring, part glazed double doors to the sitting room, part glazed doors to the conservatory, radiator.

Conservatory

12' 2" X 8' 9" (3.73m X 2.69m)

Double glazed windows, French doors to rear garden, tiled floor.

Kitchen

15' 10" X 8' 9" (4.85m X 2.67m)

Fitted to comprise; inset single drainer stainless steel sink unit with cupboard under, further range of base, drawer & eye level units, work tops, tiling to splash areas. Rangemaster cooker with 6 burner gas hob, fridge/freezer, dishwasher, tiled flooring radiator, UPVC double glazed window to front aspect, open through to breakfast room.

Breakfast Room

7' 11" X 7' 11" (2.42m X 2.42m)

Upvc double glazed window to front aspect, radiator, ceramic tiled flooring.

Utility

7' 11" X 5' 10" (2.43m X 1.78m)

Inset single drainer sink unit with work top, space and plumbing for washing machine, space for tumble dryer, tiled floor, radiator, door to rear garden.

Cloakroom

Low level W.C, wash hand basin, window to rear aspect, tiled flooring.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank.

Bedroom One

11' 6" X 12' 3" (3.52m X 3.74m)

Built in double wardrobe with hanging rail, radiator, Upvc double glazed window to front aspect, door to:

En-Suite

Fully tiled shower cubicle with shower as fitted, low level W.C, chrome ladder towel radiator, wash hand basin, double glazed window to side aspect.

Bedroom Two

12' 7" X 10' 1" (3.85m X 3.09m)

Built in double wardrobe with hanging rail, radiator, UPVC double glazed window to rear aspect.

Bedroom Three

10' 1" X 9' 9" (3.08m X 2.99m)

Built in double wardrobe with hanging rail, folding doors, radiator, UPVC double glazed window to rear aspect.

Bedroom Four

9' 3" X 9' 0" (2.83m X 2.75m)

Built in storage cupboard, radiator, UPVC double glazed window to front aspect.

Bathroom

White suite of panel bath with shower over, wash hand basin, low level W.C with built in storage, tiled floor, Upvc double glazed window do side aspect, chrome ladder towel radiator, extractor fan.

Outside

Front Garden

Laid mainly to lawn, side gate access to rear garden.

Rear Garden

Fully enclosed private rear garden backing onto the spinney, laid mainly to lawn with established shrubs, raised wooden decked seating areas, gated side access.

Please Note

EPC Rating: B

Council Tax Band: E

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Electric.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra-fast broadband available. Offering highest speeds of 1000Mbps 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: On Street 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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Floor 0

Approximate total area*

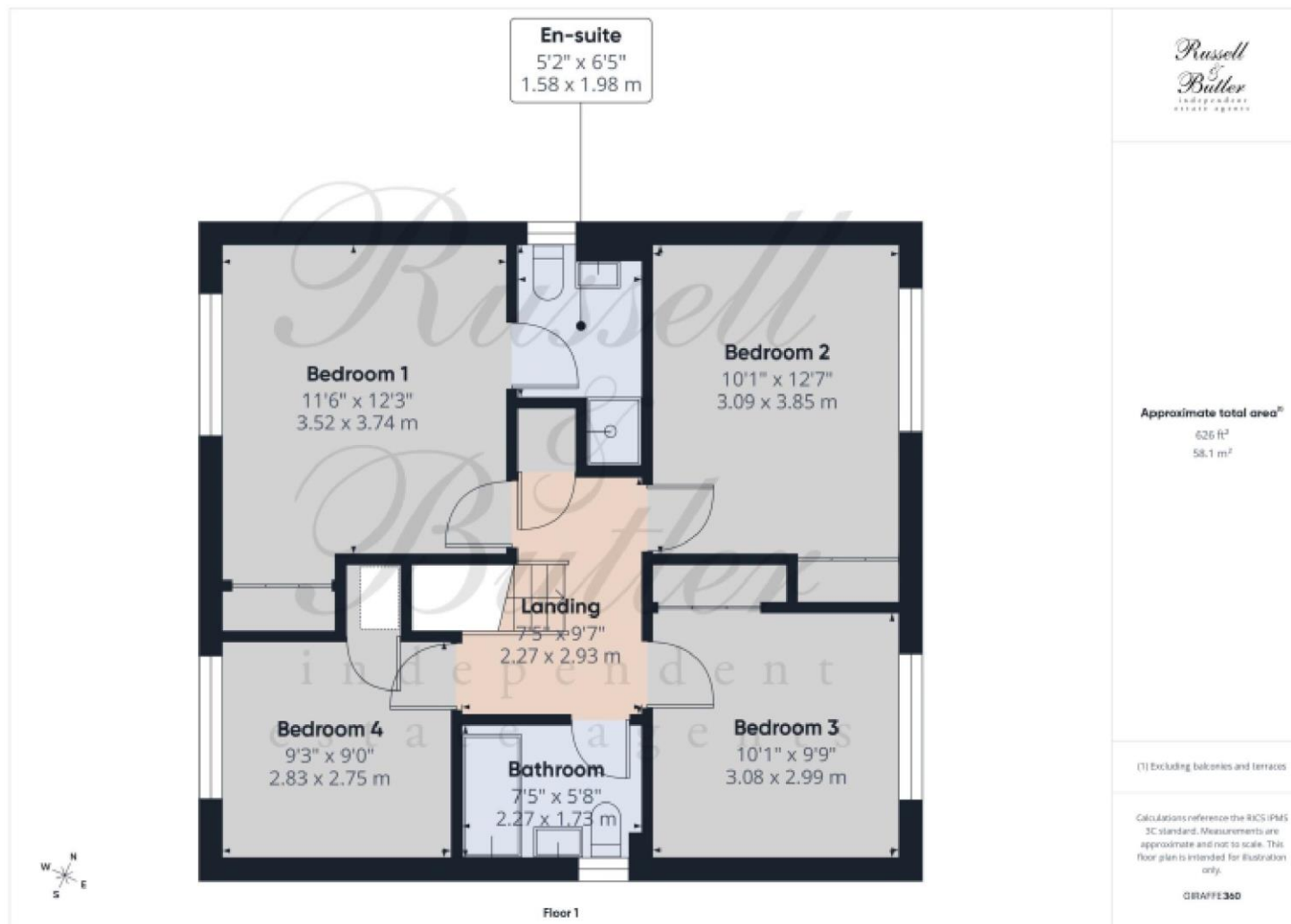
1098 ft²

101.8 m²

(*) 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.

GBRAPP350



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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