

*Russell & Butler*

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# Burleigh Piece, Buckingham, MK18 7BT

## Asking Price £350,000.00 Freehold

A very well presented three bedroom semi detached family home situated on the popular Linden village development and in catchment for the Royal Latin Grammar school. The property is within walking distance of the town centre, open parkland and various local schools within the town. The property further benefits from a detached single garge (part converted), a good sized rear garden with two patio seating areas, plenty of built in storage throughout and Upvc double glazing. The accommodation of the property fully comprises: A refitted kitchen/diner with French doors leading out to the rear garden, spacious sitting room, first floor landing with panelling to walls, three good sized bedrooms and a family bathroom with white suite. To the front of the property there is a front garden and good sized driveway leading to a detached garage (part converted into home office working space). EPC rating D. Council Tax Band C.



### **Entrance**

Door to:

### **Kitchen/Diner**

*15' 11" X 9' 7" (4.86m Max x 2.94m Max)*

Refitted to comprise a range of base, drawer and eyelevel units, sink with mixer tap, cupboard under, work tops over, space and plumbing for washing machine, built in oven, built in hob, extractor over, Upvc double glazed window to rear aspect, Upvc double glazed French doors to rear, built in storage cupboards, heating controls, stairs rising to first floor.

### **Sitting Room**

*15' 10" X 11' 5" (4.84m X 3.49m)*

Upvc double glazed window to front aspect.

### **First Floor Landing**

Access to loft space.

### **Bedroom One**

*11' 6" X 8' 11" (3.51m to front of wardrobe x 2.74m)*

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

### **Bedroom Two**

*9' 11" X 8' 11" (3.03m Max x 2.73m + door recess)*

Upvc double glazed window to rear aspect.

### **Bedroom Three**

*8' 9" X 6' 8" (2.68m X 2.05m)*

Upvc double glazed window to front aspect.

### **Family Bathroom**

White suite of bath with shower screen as fitted, shower over, low level wc, sink with mixer tap and storage under, heated towel rail, tiling to splash areas, Upvc double glazed window to rear aspect.

### **Front Aspect**

Laid to lawn with driveway to side of property.

### **Rear Garden**

Laid mainly to lawn with paved patio areas, outside tap, gated side access.

### **Garage (Part Converted)**

Main Area:

3.74m Max x 2.21m

Pedestrian door to side, Upvc double glazed window, power and light connected.

Remaining garage storage space:

2.54m x 1.06m

Garage doors to front, power and light connected.

### **Please Note**

EPC Rating: TBC. Council Tax Band: C.

Construction type: Standard. Electricity supply: Mains.

Water supply: Mains. Sewerage: Mains. Heating: Warm air - Gas.

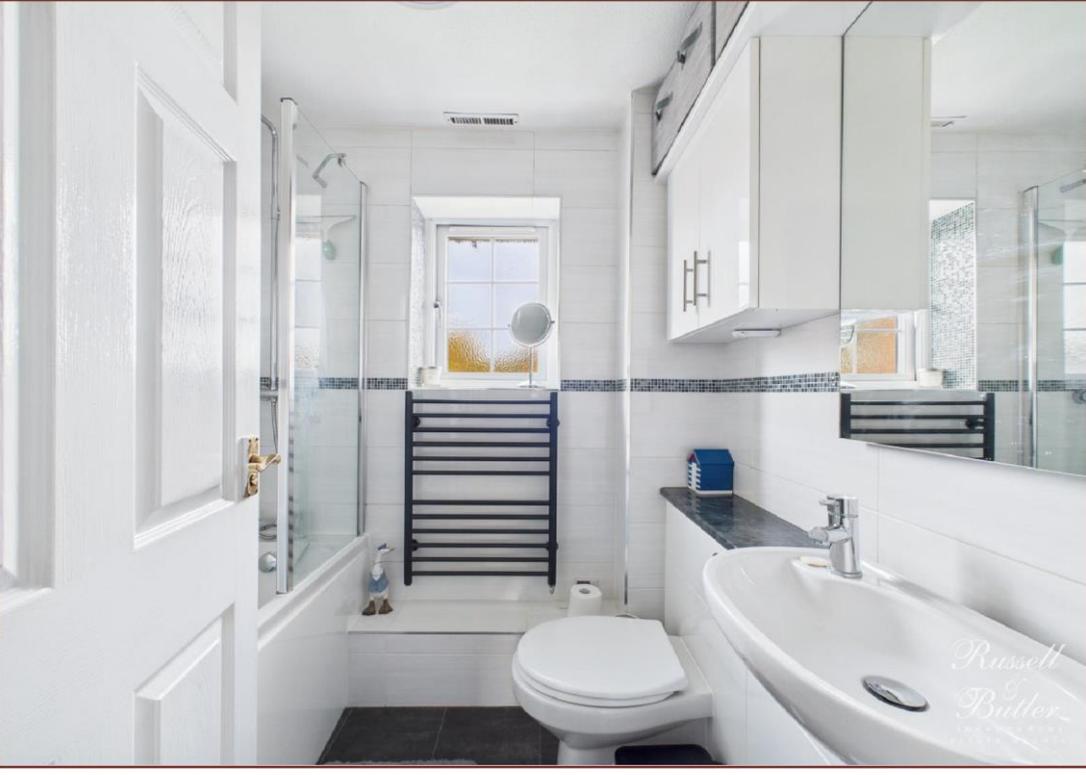
BROADBAND/MOBILE COVERAGE: Standard, superfast and ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: 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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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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