

Russell & Butler

independent estate agents

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Lower Wharf, Stratford Road, Buckingham, MK18 7BF

Asking Price £750,000 Freehold

A five bedroom detached family home situated in a small cul de sac of just five houses within walking distance of Buckingham's town centre. This spacious home has the benefits of gas to radiator central heating, a fabulous re-fitted kitchen/breakfast/family room, good sized sitting room with open fire, large master bedroom with walk-in wardrobe and re-fitted En-suite, a re-fitted family bathroom with floor standing bath and walk-in shower and a double width garage with electric doors. The accommodation briefly comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast/family room, utility room, master bedroom with En-suite shower and walk in wardrobe, four further double bedrooms, family bathroom, double garage and gardens to front and rear. Energy rating C. Council tax band:G



Entrance

Composite double glazed entrance door to:

Entrance Hall

Laminate wood flooring , stairs leading to first floor , double radiator, under stairs storage cupboard.

Cloakroom

Laminate wood flooring, white suite of wash hand basin, low flush w/c , radiator, Upvc double glazed window to front aspect.

Sitting Room

5.22m x 3.81m

Adam style open fireplace, wood laminate flooring, double radiator, Upvc glazed window to front aspect, double doors to dining room.

Dining Room

4.14m x 3.81m

Double radiator , wood laminate flooring , Upvc double glazed French doors to rear garden.

Kitchen/Diner/Family Room

7.94m x 3.03, min 4.89 max to rear of cupboards under.

Refitted to comprise inset sink unit with mono bloc mixer taps and drawers under, further extensive range of base and eye level units, larder cupboard, breakfast bar, quartz work surfaces, quartz splash backs, 5 burner gas hob with extractor canopy over, split level double oven and grill, integral dishwasher, LED lighting to work surface and kick backs, LED downlighters, tall radiator , Upvc double glazed window to rear aspect, double glazed Bi-fold doors to rear garden.

Utility

2.59m x 1.52m

Re-fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer, cupboards under , further eye level units and boiler cupboard with storage under "Ideal " gas fired boiler supplying central heating and domestic hot water, plumbing for automatic washing machine , space for dryer. Upvc double glazed door to side, inset LED downlighters.

Galleried First Floor Landing

Access to loft space, large airing cupboard with linen shelves as fitted. Upvc double glazed window to front aspect, radiator.

Master Bedroom

5.12m x 3.77m

Radiator, 2 Upvc double glazed windows to front aspect open views, large walk in wardrobe with hanging rails , shelving and light.

En-Suite

2.54m x 1.88m

Refitted to comprise large walk in fully tiled shower with glazed screen , wash hand basin with drawers under, low flush w/c, ceramic half tiling to walls, ceramic tiled floor, extractor fan, ladder towel radiator.

Bedroom Two

4.16m x 3.82m

Double radiator, Upvc double glazed window to front aspect with open views.

Bedroom Three

4.37m x 3.83m

Double radiator, Upvc double glazed window to rear aspect.

Bedroom Four

4.38m x 2.54m plus door recess.

Radiator, Upvc double glazed window to rear aspect.

Bedroom Five

3.11m x 2.60m

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

Refitted white suite comprising floor standing bath with mixer tap and shower attachment, large walk in fully tiled shower, wash hand basin with cupboard under , ceramic tiled floor with underfloor heating, ladder towel rail , Upvc double glazed window to rear aspect, extractor fan , inset downlighters.

Front Garden

Open plan laid to lawn, triple width block paved driveway, gated side access to rear garden.

Rear Garden

Laid to lawn with flower and shrub beds and border, paved patio, outside lighting , outside tap , steps to banked lawn area, fully enclosed by timber fencing.

Garage

Double width garage with 2 electric up and over doors, power and light , personal door to side.

Please Note

EPC Rating : C Council tax band : G

Please note the property is accessed by a private road owned by the 5 houses who have agreed a monthly contribution of £45 per house to cover hedge trimming, communal lighting and a sinking fund for any future road repairs.

Construction type: Standard.

Electricity supply: Mains.

Gas supply: Mains

Water supply: Mains.

Sewerage: Mains.

Heating: Gas Central Heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & 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 & driveway.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

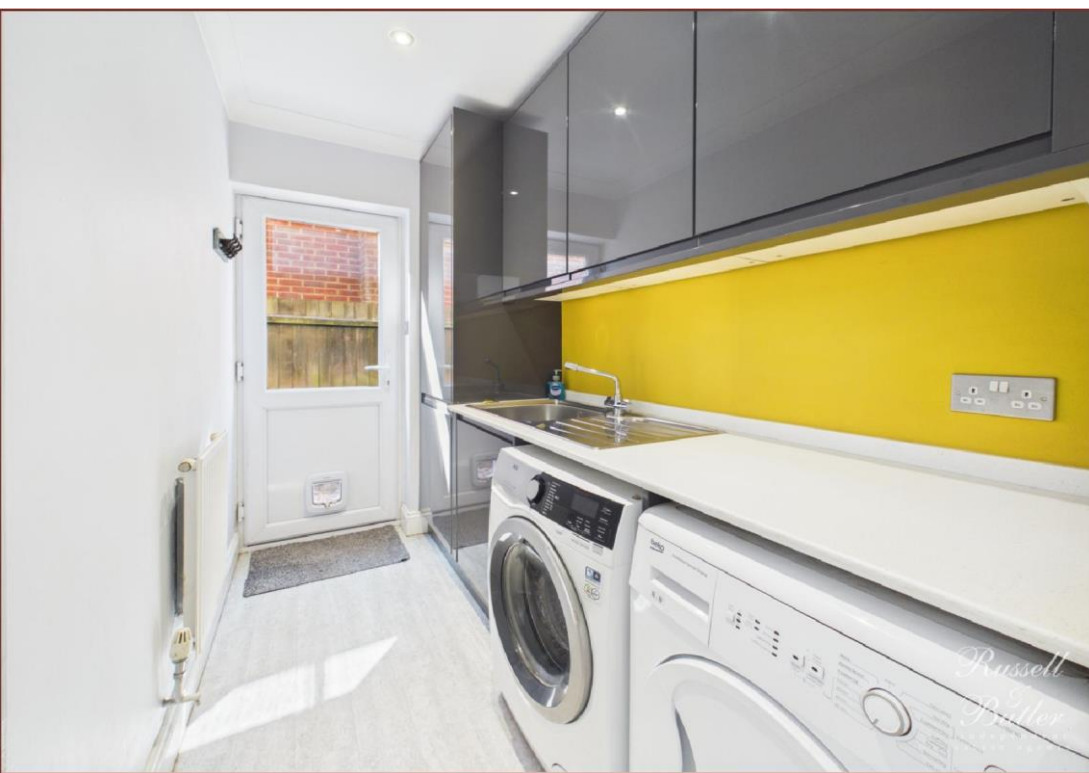
Mortgage Advice

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⁾

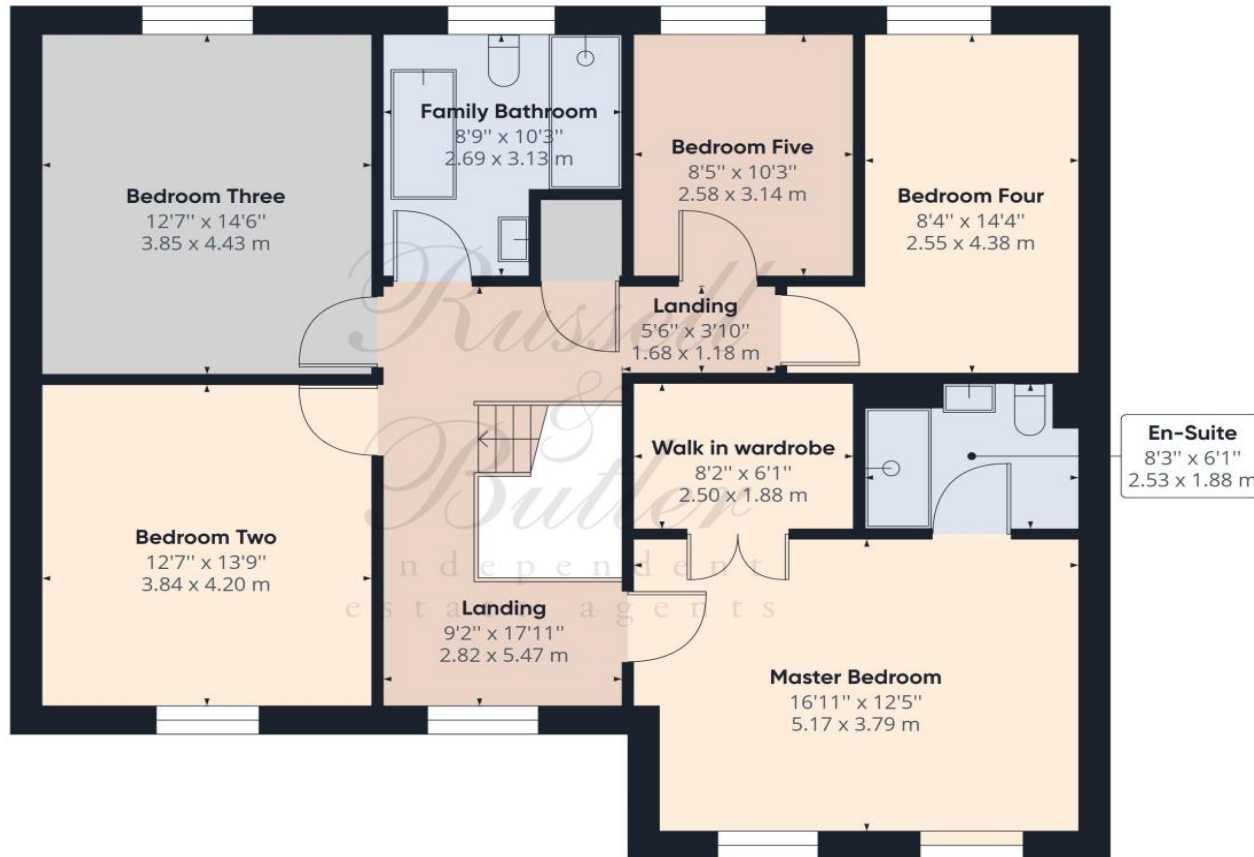
1208.18 ft²

112.24 m²

(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.

GIRAFFE360



Approximate total area⁽¹⁾

1132.17 ft²
105.18 m²

(1) Excluding balconies and terraces

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Floor 1

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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