

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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# Kestrel Way, Buckingham, MK18 7HJ

## Asking Price £585,000 Freehold

A four bedroom extended detached house offering spacious accommodation including a fabulous kitchen/dining room, a lovely sized sitting room, study and en-suite. Further benefits include a double width garage with plenty of parking to the front and rear, UPVC double glazing and gas to radiator central heating. The accommodation comprises: Entrance lobby, entrance hall, cloakroom, sitting room, study, kitchen/dining room, utility room, first floor landing, bedroom one with en-suite shower room, three further bedrooms, family bathroom, double garage and rear garden. NO ONWARD CHAIN. Council Tax Band E. Energy rating C.



### **Entrance**

Upvc double glazed entrance door to:

### **Entrance Hall**

Stairs rising to first floor.

### **Cloakroom**

*5' 3" X 2' 8" (1.62m X 0.83m)*

White suite of wash hand basin, low flush wc, radiator, Upvc double glazed window to front aspect.

### **Sitting Room**

*16' 11" X 16' 2" (5.17m X 4.93m)*

Two radiators, Two Upvc double glazed windows to rear aspect.

### **Study**

Radiator, Two Upvc double glazed windows to front aspect.

### **Utility Room**

*6' 10" X 6' 10" (2.10m X 2.09m)*

Fitted to comprise single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, space for tumbler dryer, space for washing machine, Upvc double glazed window to front aspect, Upvc double glazed door to rear garden.

### **Kitchen/Diner**

*29' 9" X 8' 4" (9.07m X 2.56m)*

Inset double bowl single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, concealed lighting to work surfaces, space for range cooker with extractor canopy over, space for American style fridge/freezer, plumbing for automatic dishwasher, Upvc double glazed window to front aspect, Upvc double glazed French patio doors to rear garden, inset LED downlighting.

### **First Floor Landing**

Access to loft space.

### **Bedroom One**

*13' 5" X 10' 8" (4.10m X 3.26m)*

Radiator, built in wardrobes, two Upvc double glazed windows to front aspect.

### **En-suite**

White suite of fully tiled shower cubicle, wash hand basin, low flush wc, half height ceramic tiling to walls, inset LED downlighters, radiator, extractor fan, Upvc double glazed window to front aspect.

### **Bedroom Two**

*12' 4" X 8' 7" (3.76m X 2.63m)*

Radiator, Upvc double glazed windows to front aspect.

### **Bedroom Three**

*9' 8" X 8' 5" (2.95m X 2.58m)*

Radiator, Upvc double glazed windows to rear aspect.

### **Bedroom Four**

*10' 10" X 6' 2" (3.31m X 1.89m)*

Radiator, Upvc double glazed windows to rear aspect.

### **Family Bathroom**

*10' 9" X 5' 6" (3.29m X 1.68m)*

White suite of panel bath with shower over and glazed screen, wash hand basin with drawers, low flush wc, radiator, ceramic tiling to splash areas, Upvc double glazed window to side aspect, airing cupboard housing hot water tank and immersion heater.

### **Outside**

#### **Front Garden**

Blocked paved driveway providing off road parking for two cars, gated side access, laid to lawn with established trees and hedging, flower and shrub beds, outside light, pathway leading to property entrance.

#### **Rear Garden**

Laid mainly to lawn, paved patio area, enclosed by panel fencing and established trees, flower and shrub beds, outside tap, gated side access.

#### **Garage**

*17' 4" X 16' 8" (5.29m X 5.10m)*

Brick built double garage with eaves storage space, power and light connected.

#### **Please Note**

EPC Rating: C Council Tax Band: E

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 & 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: 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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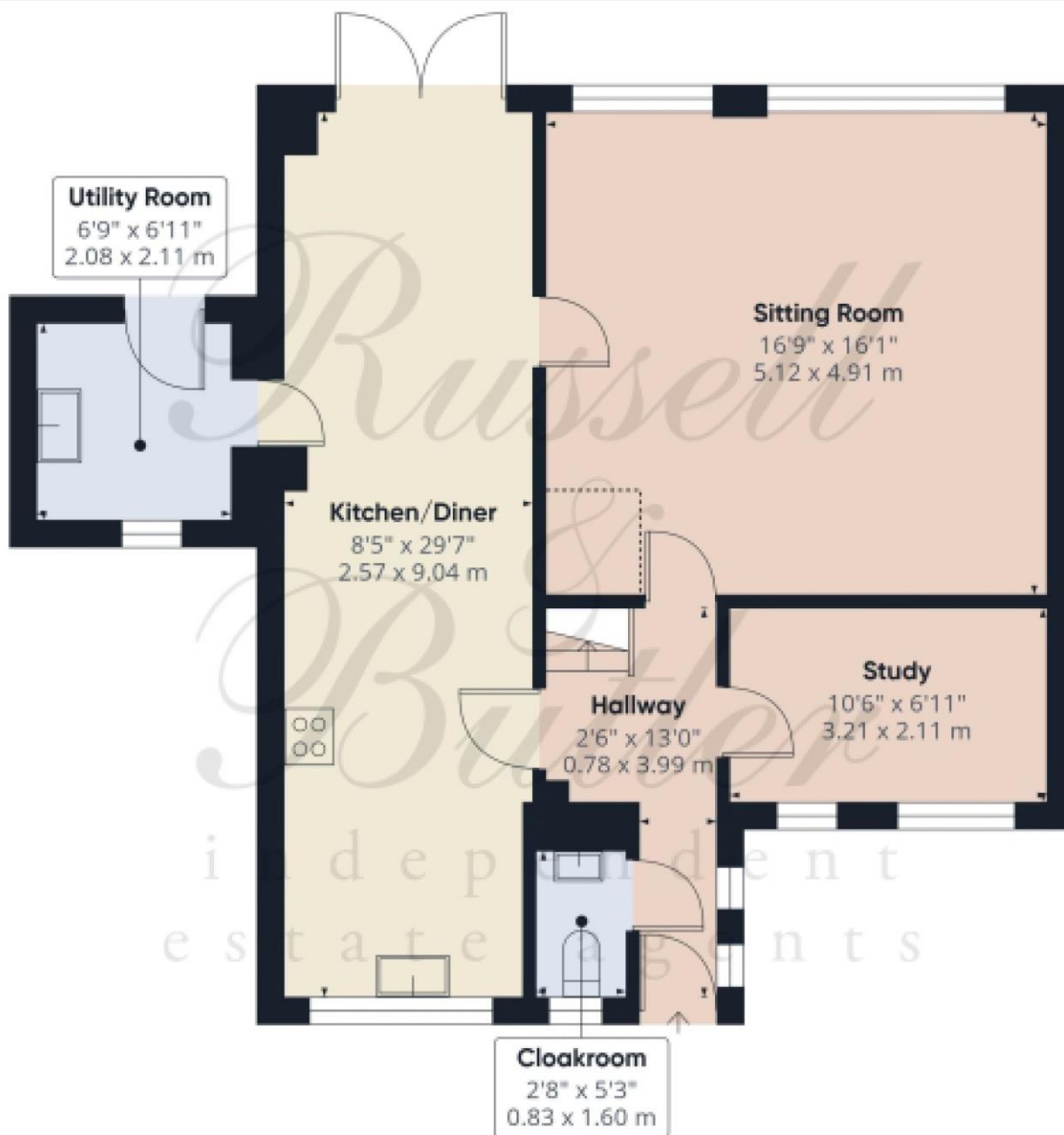
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Approximate total area<sup>(1)</sup>

719 ft<sup>2</sup>  
 66.8 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>  
 1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

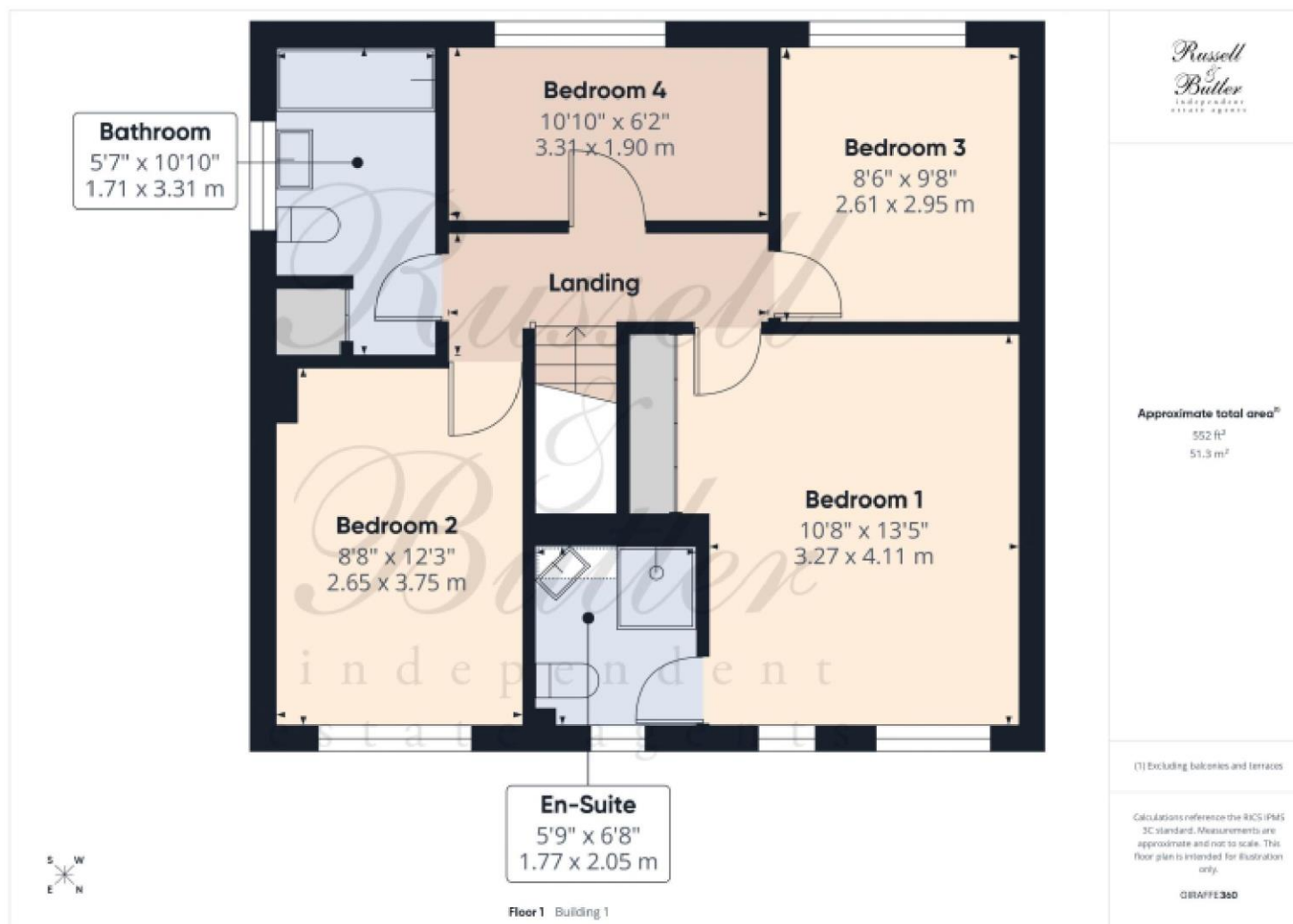
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPPE350



Floor 0 Building 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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