

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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

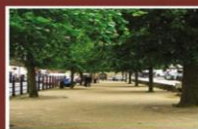
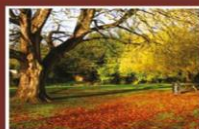
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Foxglove Close, Buckingham, MK18 1FU

Asking Price £545,000 Freehold

A spacious four bedroom detached family home with en-suite, double width garage and a large south west facing rear garden. The property has the advantages of a good size kitchen/breakfast room, two ground floor cloakrooms, a utility room and is situated on the popular Mount Pleasant development which has no management charges. The accommodation comprise: Entrance hall, two ground floor cloakrooms, sitting room, dining room, kitchen/breakfast room, utility room, first floor landing, bedroom one with en-suite shower room, three further bedrooms, family bathroom, double garage and gardens to front & rear. Council Tax Band F. Energy rating awaited.



Entrance

Double glazed composite entrance door to:

Entrance Hall

Stairs rising to first floor, radiator, tiled floor.

Cloakroom

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, tiled floor, radiator, Upvc double glazed window to front aspect.

Sitting Room

14' 2" X 11' 7" (4.33m + Bay x 3.54m)

Adam style fireplace with gas fire, two radiators, Upvc double glazed box bay window to front aspect, arch to:

Dining Room

10' 5" X 9' 3" (3.18m X 2.84m)

Radiator, double glazed sliding patio door to:

Kitchen/Breakfast Room

17' 7" X 8' 11" (5.37m x 2.74m Min increasing to 3.65m Max into Bay)

Inset 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, four ring gas hob with electric double oven under, concealed extractor hood over, plumbing for washing machine, double radiator, tiled floor, Upvc double glazed window to rear aspect, Upvc bay window to rear aspect, under stairs storage cupboard.

Utility Room

8' 0" X 7' 0" (2.46m x 2.15m + 1.01m door recess)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further eyelevel units, rolled edge work surfaces, plumbing for automatic washing machine, "Ideal" gas fired boiler supplying both central heating and domestic hot water, space for tumble dryer, Upvc double glazed window to rear aspect, double glazed door to rear garden, double radiator, tiled floor, door to garage.

Second Cloakroom

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, Upvc double glazed window to side aspect, radiator.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank, linen shelving as fitted.

Bedroom One

14' 5" X 11' 1" (4.40m X 3.39m)

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

En-Suite

7' 4" X 3' 10" (2.26m X 1.17m)

Double width fully tiled shower cubicle, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, extractor fan, radiator, tiled floor, Upvc double glazed window to side aspect.

Bedroom Two

12' 6" X 8' 11" (3.83m X 2.72m)

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

Bedroom Three

12' 6" X 8' 11" (3.83m X 2.72m)

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

Bedroom Four

10' 9" X 7' 8" (3.29m Max x 2.36m Max)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

7' 1" X 6' 0" (2.16m X 1.84m)

White suite of panel bath with mixer tap and shower attachment, fully tiled shower cubicle, pedestal wash hand basin, low flush wc, full ceramic tiling to walls and floor, extractor fan, double radiator, Upvc double glazed window to rear aspect.

Front Garden

Open plan laid to lawn, hedge to one side, double width tarmac driveway to double garage, gated side access to rear garden.

Rear Garden

A good sized, south west facing rear garden which is laid mainly to lawn with flower and shrub borders, large paved patio with retaining sleeper wall and steps to lawn, outside tap, outside light, fully enclosed by timber fencing.

Garage

A semi integral garage with two up and over doors, power and light connected, personal door to utility room.

Please Note

EPC Rating: TBC Council Tax Band: F

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

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast 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.

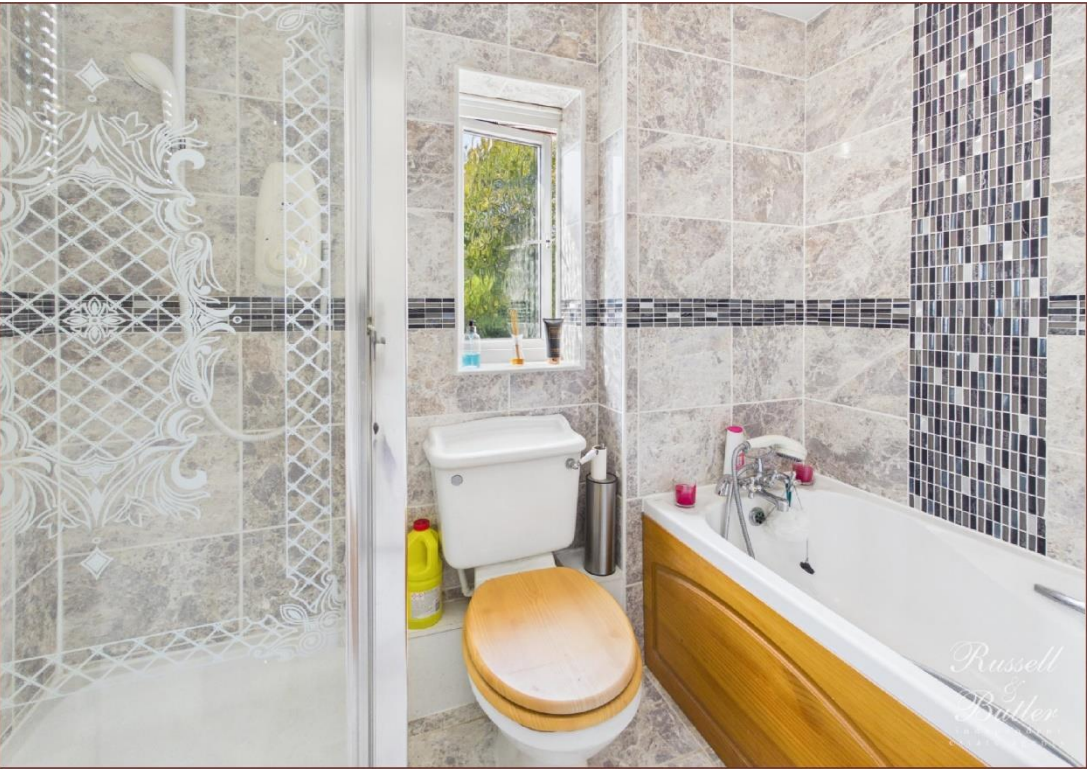
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on

Mortgage Advice

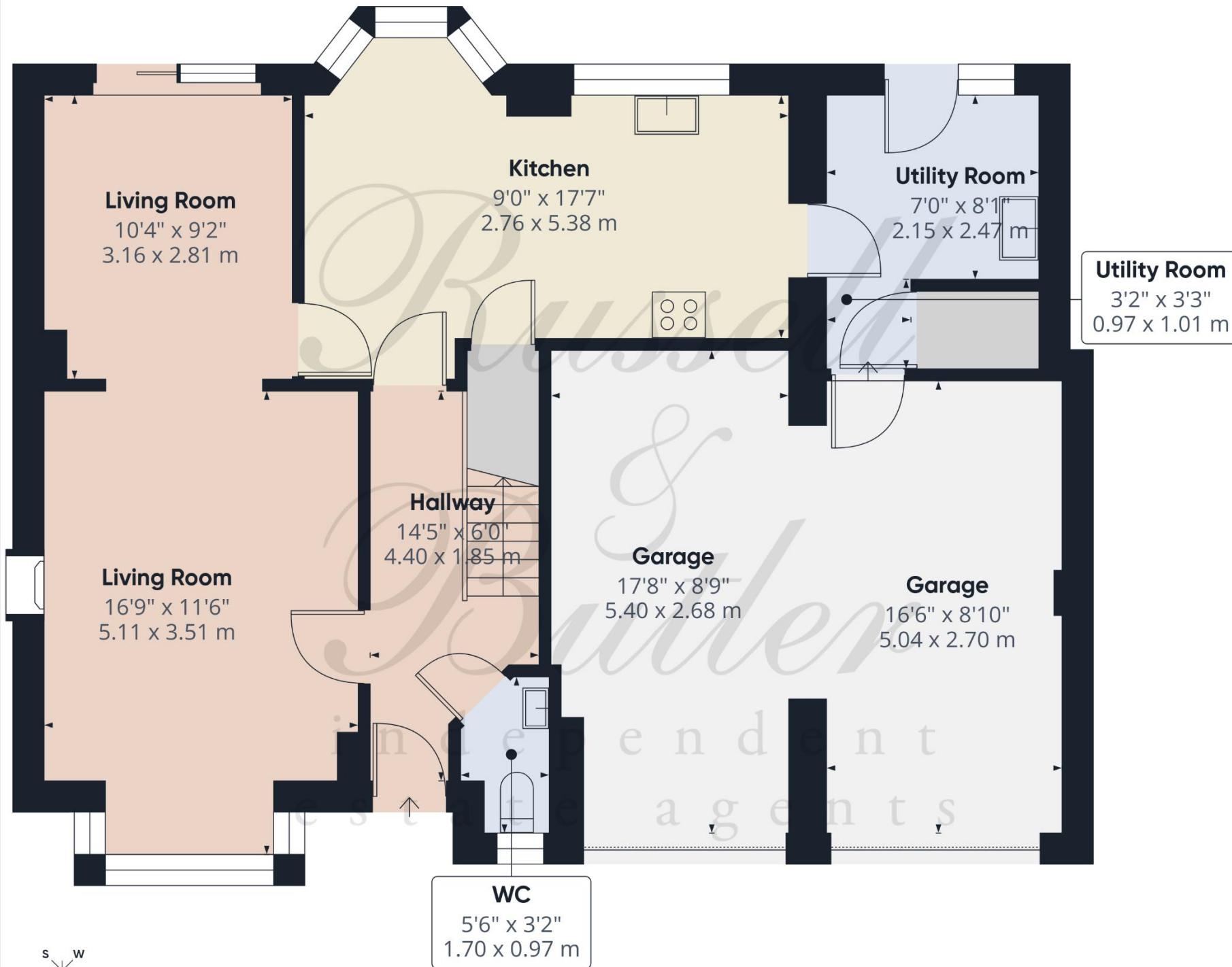
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.











Floor 0

Approximate total area⁽¹⁾

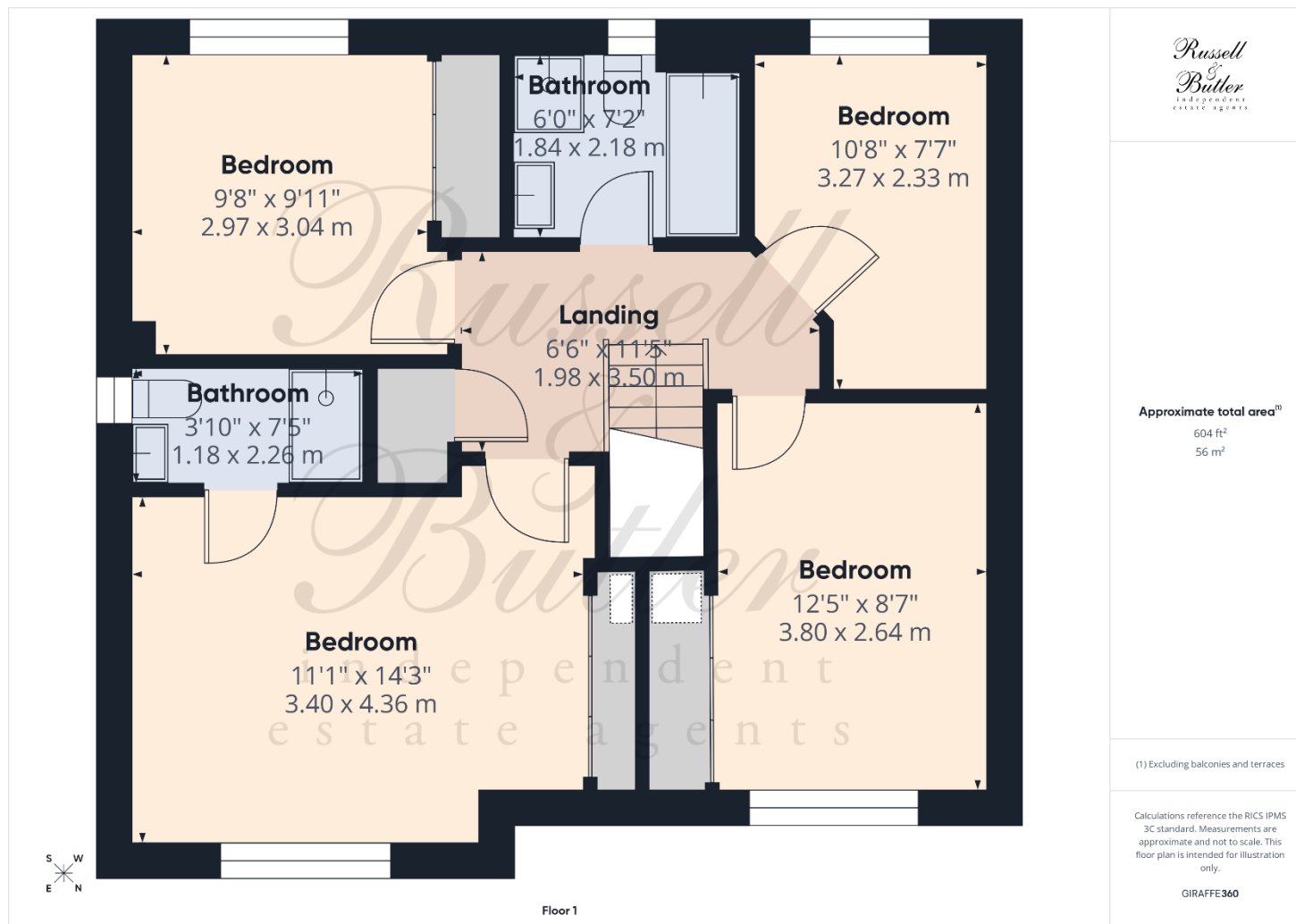
946 ft²

87.8 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.

GIRAFFE360



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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