

*Russell & Butler*

independent estate agents

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# Hare Close, Buckingham, MK18 7EW

**Guide Price £335,000 Freehold**

A three bedroom link detached property located on the popular Badgers development and being offered for sale with no onward chain. The accommodation, entrance porch, hallway, sitting room with archway leading to modern fitted kitchen/diner, conservatory, to the first floor landing, three bedrooms with the two main bedrooms benefiting from fitted wardrobes, family bathroom. Gas to radiator central heating and UPVC double glazing. Driveway and single garage to the front and enclosed private garden to the rear. EPC rating C. Council tax band C. The property benefits further from being within walking distance and catchment for local schooling, including the Royal Latin Grammar school.



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### **Entrance**

Double glazed door to:

### **Entrance Porch**

Upvc double glazed window to side aspect, wood flooring, door to:

### **Entrance Hall**

Stairs rising to first floor, radiator.

### **Sitting Room**

*12' 2" X 10' 11" (3.71m X 3.35m)*

Double glazed window to front aspect, archway leading to dining area.

### **Kitchen/Breakfast Room**

*15' 5" X 11' 3" (4.70m X 3.45m)*

Fitted to comprise inset sink unit with mono block mixer tap and cupboard under, further range of base, drawer and eyelevel units, wooden work tops, metro tiles to splash areas, integrated split level electric oven, four zone electric hob and extractor over, dishwasher, under counter fridge and freezer, space for washing machine, Karndean flooring, radiator, double glazed window and door to rear aspect.

### **Dining Area**

Breakfast bar, laminate flooring, radiator, double doors to conservatory, open through to kitchen.

### **Conservatory**

*9' 4" X 7' 7" (2.86m X 2.32m)*

Laminate flooring, radiator, windows to rear aspect, French doors to rear garden.

### **First Floor Landing**

Upvc double glazed window to side aspect, airing cupboard and access to loft space.

### **Bedroom One**

*10' 2" X 8' 5" (3.10m X 2.58m)*

Fitted wardrobes, radiator, Upvc double glazed window to rear aspect.

### **Bedroom Two**

*10' 5" X 7' 10" (3.20m X 2.39m)*

Fitted wardrobes, radiator, Upvc double glazed window to front aspect.

### **Bedroom Three**

*7' 4" X 6' 7" (2.26m X 2.01m)*

Radiator, Upvc double glazed window to front aspect.

### **Family Bathroom**

*6' 9" X 5' 5" (2.07m X 1.67m)*

White suite of panel bath with shower over, pedestal wash hand basin, low level wc, radiator, ceramic tiling to all splash areas, Upvc double glazed window to front aspect.

### **Front Garden**

Laid mainly to lawn with established shrubs, block paved driveway.

### **Rear Garden**

Fully enclosed and laid mainly to lawn with wooden decked seating area, raised borders, established trees and shrubs, outdoor power socket, rear access to garage.

### **Garage**

*16' 7" X 8' 3" (5.07m X 2.52m)*

Up and over door with power and light connected, further rear store room with power connected.

### **Please Note**

Council Tax Band C

EPC Rating C

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 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: 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**

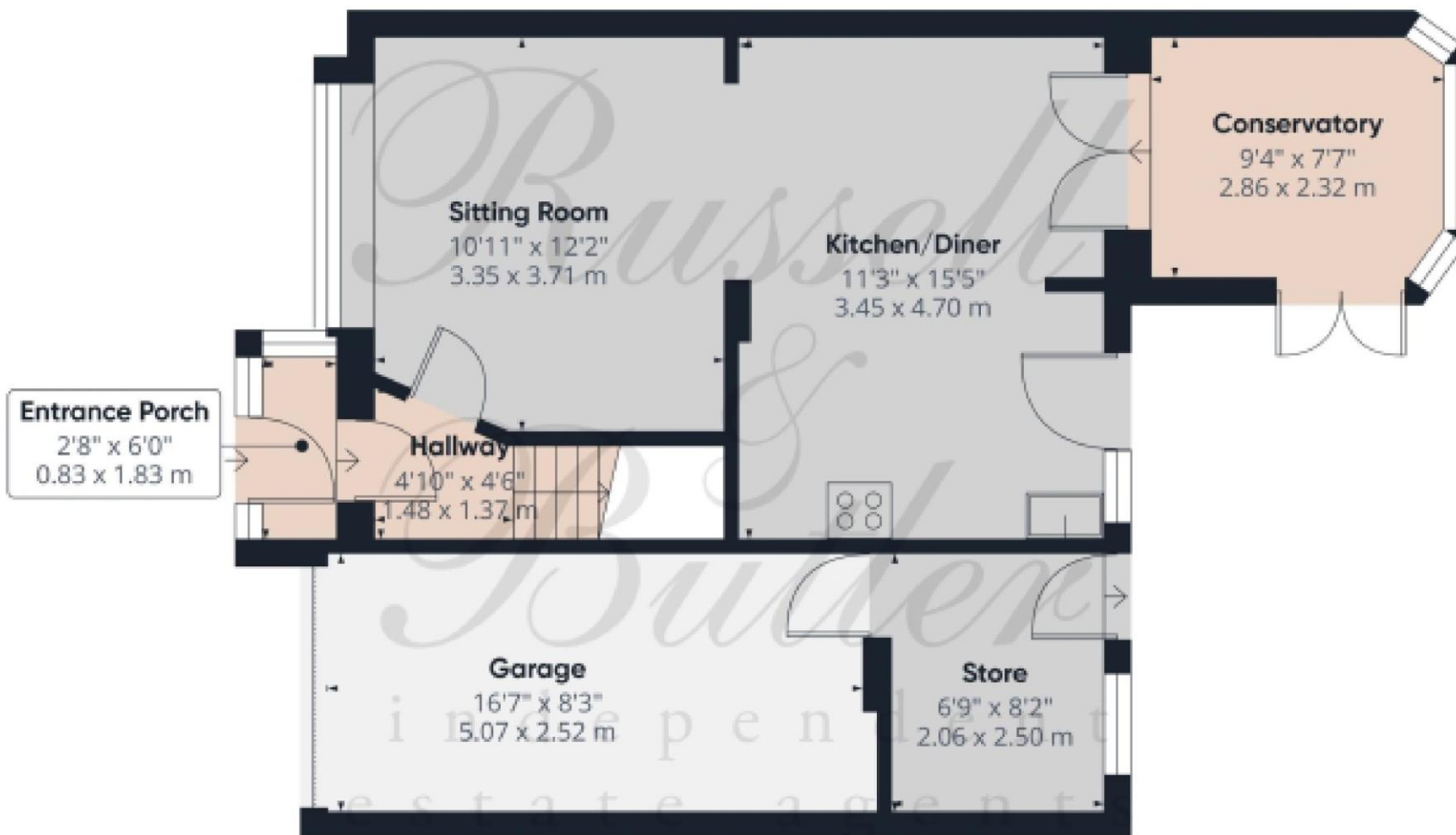
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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Approximate total area<sup>(1)</sup>  
633 ft<sup>2</sup>  
58.6 m<sup>2</sup>

(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.

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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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