

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Lower Wharf, Stratford Road, Buckingham, MK18 7BF Asking Price £750,000

Quietly located at the end of a small cul-de-sac, this fabulous five bedroom detached house is situated within easy walking distance of Buckingham's town centre and benefits from gas to radiator central heating, a bright and spacious front to back sitting room with log burner, UPVC double glazing, a large master bedroom with en-suite, guest bedroom with en-suite, a beautiful landscaped wrap around rear garden and a double width garage. (a small corner of the garage has a store room which could easily be removed by a new owner if not required). The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, utility room, first floor galleried landing, master bedroom with en-suite, guest bedroom with en-suite, three further double bedrooms, family bathroom, double width garage, parking and wrap around garden. NO ONWARD CHAIN. Council tax band G. Energy rating C.



Entrance

Composite double glazed entrance door to:

Entrance Hall

Stairs rising to first floor, radiator, under stairs storage cupboard, door to double garage.

Cloakroom

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

Sitting Room

22' 4" X 13' 6" (6.83m X 4.14m)

Hole in the wall integrated log burner, two double radiators, Upvc double glazed window to front aspect, Upvc double glazed sliding patio doors to rear garden.

Dining Room

11' 8" X 8' 11" (3.58m X 2.74m)

Double radiator, Upvc double glazed window to front rear aspect.

Kitchen

15' 9" X 15' 4" (4.81m x 4.69m Max, narrowing to 3.57m Min L-shaped)

Inset single drainer stainless steel 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, two four ring gas hobs with concealed extractor hoods over, split level electric double oven and grill, plumbing for automatic dishwasher, double radiator, ceramic tiled floor, inset LED downlighting, two Upvc double glazed windows to rear aspect.

Utility Room

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

Galleried First Floor Landing

Access to loft space with ladder, light and boarding, Upvc double glazed window to front aspect.

Bedroom One

16' 0" X 14' 4" (4.88m x 4.38m to front of wardrobe, 4.99 to rear of wardrobe.)

Double radiator, range of fitted wardrobes, two Upvc double glazed windows to front aspect, walk in airing cupboard housing hot water tank and immersion heater with linen shelving as fitted.

En-Suite

8' 3" X 7' 9" (2.53m X 2.37m)

White suite of double width fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, ceramic half height tiling to all walls, radiator, Upvc double glazed window to rear aspect.

Bedroom Two

11' 8" X 9' 1" (3.56m X 2.79m)

Radiator, Upvc double glazed window to rear aspect.

En-Suite

11' 8" X 9' 1" (3.56m X 2.79m)

White suite of fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, ceramic half height tiling to all walls, Upvc double glazed window to rear aspect, extractor fan.

Bedroom Three

14' 7" X 11' 0" (4.46m X 3.36m)

Double radiator, Upvc double glazed window to rear aspect.

Bedroom Four

11' 1" X 11' 6" (3.38m x 3.51m Max)

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

Bedroom Five

10' 2" X 9' 4" (3.10m X 2.86m)

Double radiator, Upvc double glazed window to rear aspect.

Family Bathroom

8' 4" X 8' 4" (2.56m X 2.56m)

White suite of panel bath with mixer tap and shower attachment, wash hand basin with cupboard under, low flush wc, ceramic half height tiling to walls, Upvc double glazed window to side aspects, radiator, inset LED lighting, extractor fan.

Front Garden

Fully block paved providing parking for 3/4 cars, flower and shrub beds to the side, gated side access leads to the rear garden.

Rear Garden

The rear garden wraps around the property. Firstly there is a storage area with useful log store and gate to field. A path to another gate reveals the vegetable/herb garden with large storage shed with power and light connected, greenhouse, various beds enclosed with sleepers and flanked by a fabulous stone wall, shingle and paved paths then lead to the main gardens which is of a good size and laid mainly to lawn with large paved patio, there is a pond and water feature with steps and pathways leading to a raised entertaining area with shingle patio, pergola, brick and stone built BBQ, outside lighting, surrounded by mature well stocked flower and shrub beds with sleeper retaining walls.

Double width Garage

18' 3" X 16' 8" (5.57m X 5.09m)

Two up and over doors, power and light connected, partially converted to create a storage room (2.38m x 1.79m) with light and shelving fitted.

Please Note

Council Tax Band G 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: Driving parking

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





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Approximate total area⁽¹⁾
1095 ft²
101.8 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.

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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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