Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Moreton Road, Buckingham, MK18 1JZ
Asking Price £575,000 Freehold

Located within close walking distance of Buckingham Town centre, we are pleased to offer for sale this four-bedroom detached property available with NO ONWARD CHAIN. The property further benefits from having attractive established rear gardens, **gated driveway parking for several vehicles** which in turn leads to a larger than usual garage with electric up and over door. The accommodation in brief comprises of entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast, garden room and a separate utility room. To the first floor; landing, four bedrooms and the family bathroom, bedroom one with walk in wardrobe and en-suite. Council Tax Band: D. EPC Rating: D









Entrance
Glazed door to:

Entrance Hall
Giving access to ground floor accommodation and providing cloaks hanging space with sealed double glazed window to front aspect, central heating thermostat, radiator, window to side aspect, door to rear aspect.

Cloakroom
A white suite of low level wc, wash hand basin, radiator, Opaque window to front aspect, tiled floor.

Dining Room
12' 0" X 13' 0" (3.66m X 3.98m)
Having the advantage of feature fireplace with tiled surround and hearth, picture rail, radiator, large window to front aspect, part glazed double doors to the sitting room.

Sitting Room
19' 5" X 12' 0" (5.92m X 3.66m)
Feature fireplace with surround and hearth and gas fire as fitted, recess shelving to either side, picture rail, coving to ceiling, television point, radiator, window to side aspect, door to entrance hall, glazed door to garden room.

Garden Room
19' 10" X 8' 2" (6.05m X 2.51m)
Enjoying views to the rear garden, radiator, book shelves as fitted, door to rear garden.

Kitchen/Breakfast Room
14' 0" X 11' 6" (4.27m X 3.52m)
A fitted kitchen comprising inset one and a half bowl single drainer sink unit with cupboard under, a further range of wall, drawer, base and eyelevel units providing work and storage space, ceramic tiling to splash areas, space for dishwasher, space for fridge freezer, two plate two oven 'AGA', radiator, large sash window to front aspect, extractor fan, radiator, door to:

Utility Room
4' 7" X 9' 6" (1.42m X 2.92m)
Benefitting from a range of built in storage cupboards, space and plumbing for automatic washing machine, "Valliant" gas fired boiler supplying both domestic hot water and gas to radiator central heating, window to rear aspect, part glazed door to rear garden.

First Floor Landing
Access to loft space, window to side aspect, airing cupboard housing immersion hot water tank and storage as fitted.

Bedroom One
13' 3" X 11' 6" (4.04m X 3.52m)
Large Sash window to rear aspect enjoying views of the rear garden, radiator, walk in wardrobe with shelving and hanging rail as fitted, window to front aspect. Door to:

En-Suite
7' 11" X 5' 5" (2.43m X 1.67m)
A white suite comprising corner shower unit with shower as fitted, pedestal wash hand basin, low flush W/C, full height tiling to wall, chrome ladder/towel radiator, window to front aspect, two wall light points.

Bedroom Two
12' 0" X 10' 1" (3.68m X 3.09m)
Benefitting from a built in wardrobes with shelving to the side, radiator, sash window to front aspect.

Bedroom Three
8' 9" X 10' 5" (2.68m X 3.20m)
Built in storage cupboard, radiator, sash window to rear aspect.

Bedroom Four
8' 7" X 6' 7" (2.62m X 2.02m)
Built in storage cupboard, radiator, sash window to side aspect.

Family Bathroom
7' 3" X 6' 0" (2.22m X 1.83m)
A white suite of panel bath with mixer tap and shower attachment, wash hand basin with storage under, low flush wc, towel radiator, opaque sash window to front aspect, tiled floor.

Front Garden
Enclosed by railings with gated access and pathway to property entrance, side path to rear garden, various established shrubs and climbers.

Rear Garden
The rear garden is of good size with a lower lawned area and paved terrace, established flower and shrub borders leading to a second lawned area with a raised vegetable plot and apple tree. Gated driveway parking for several vehicles leads to garage.

Garage
17' 7" X 16' 0" (5.37m X 4.88m)
A larger than normal garage with electric up and over door, power and light connected, door to walk in storage cupboard, door to attached storage shed, further attached leanto storage shed.

Please Note
EPC Rating: D. Council Tax Band: D.

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

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast 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

Pursuant to the Estate Agents Act 1979, notice is given that the vendors of this property are family members of a director of Russell & Butler.

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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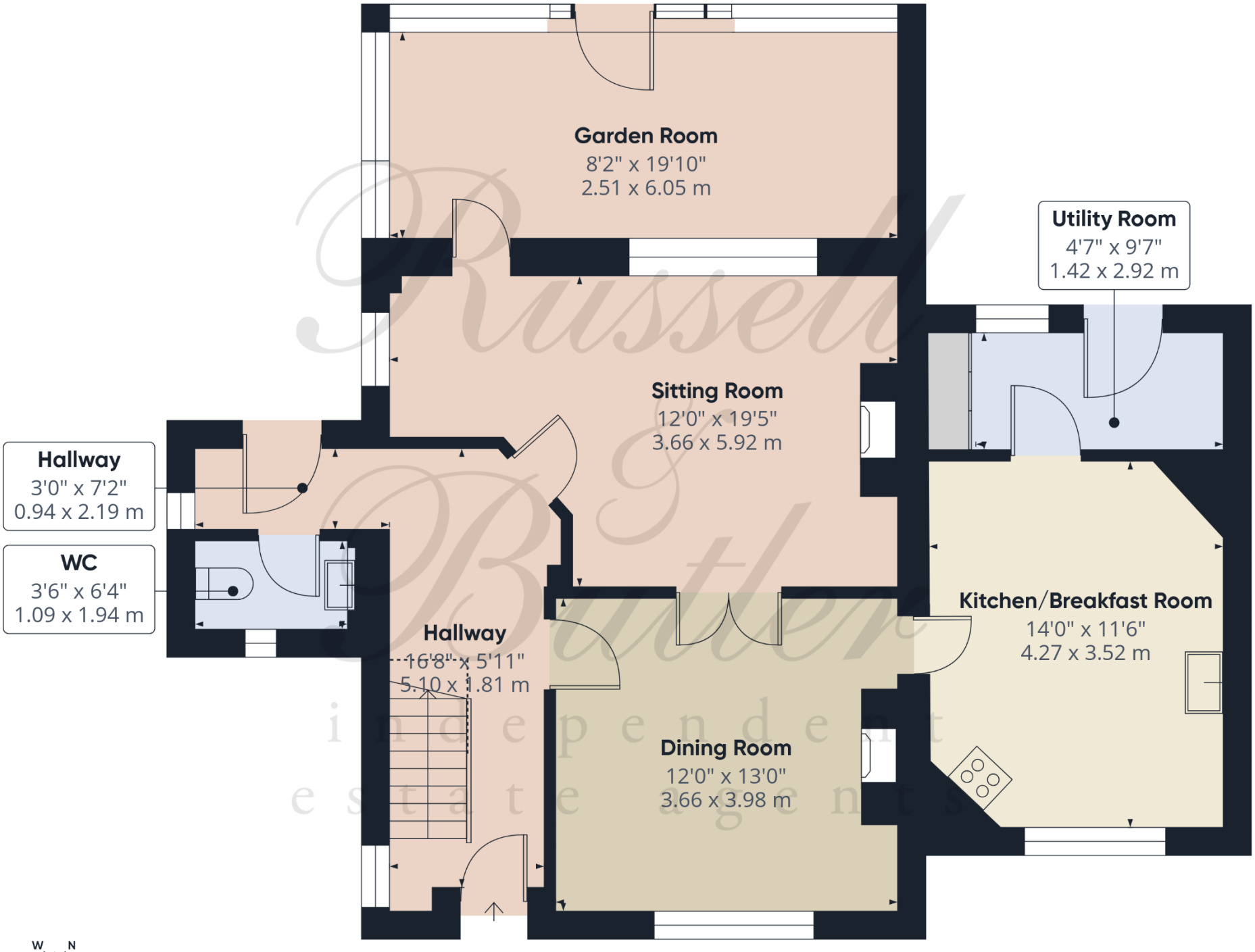

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Floor 0 Building 1

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Approximate total area(1)

880 ft²

81.7 m²

Reduced headroom

10 ft²

1 m²

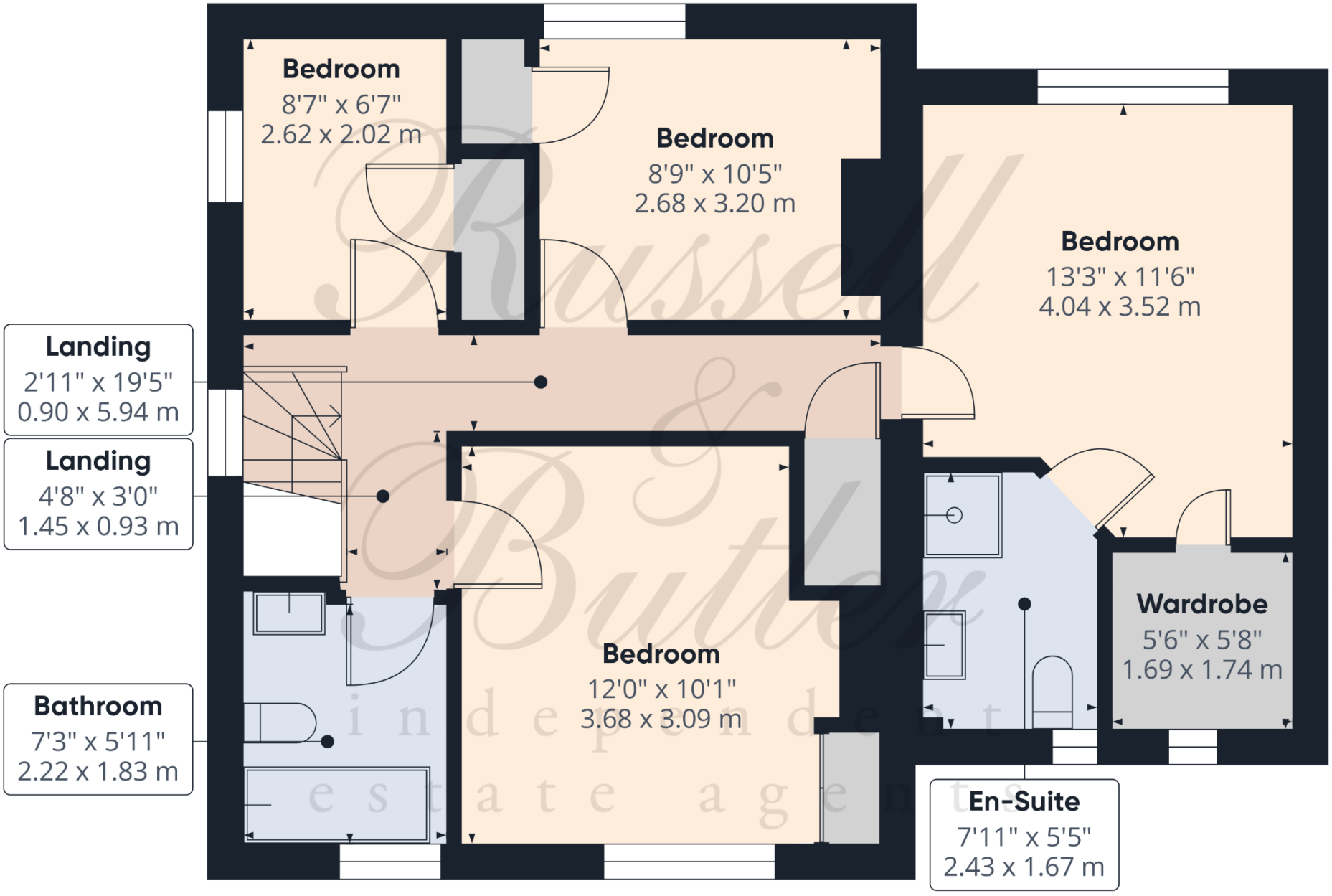
(1) Excluding balconies and terraces

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.

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Floor 1 Building 1

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Approximate total area(1)

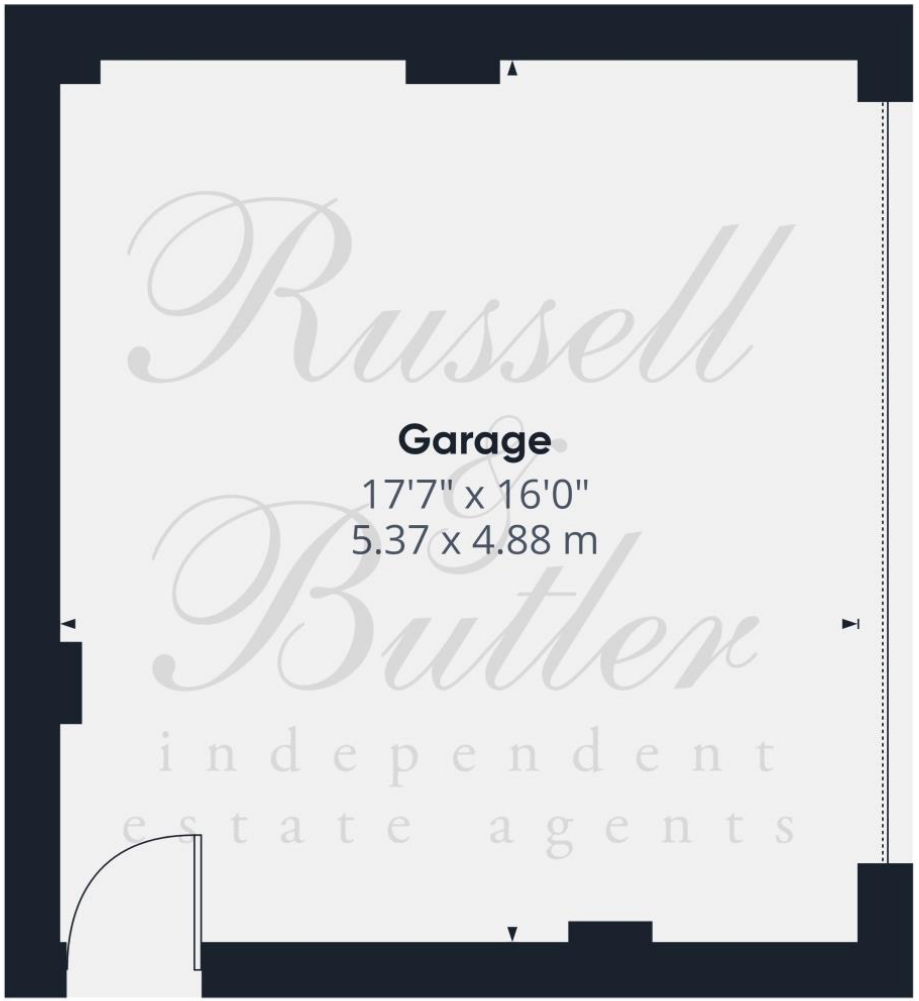
637 ft²

59.3 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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Floor 0 Building 2

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Approximate total area(1)

280 ft²

26 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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