

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

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OPEN 7 DAYS A WEEK
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18 Badgers Way Buckingham MK18 7EQ

£435,000 Freehold

A super four bedroom detached house, well positioned on this sought-after development with a good sized private rear garden. The property has the advantages of UPVC double glazing, gas to radiator central heating, fitted kitchen with integrated appliances and a conservatory. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen, utility room, four bedrooms, bathroom, garage and gardens to front and rear. Energy rating awaited.



Entrance

Composite double glazed entrance door to:

Entrance Hall

Ceramic tiled floor, radiator, stairs rising to first floor, door to sitting room, door to cloakroom.

Cloakroom

White suite of wash hand basin with mixer tap and cupboard under, low flush W.C., ceramic tiling to splash areas, radiator, ceramic tiled floor, Upvc double glazed window to front aspect.

Sitting Room 16' 7" x 12' 4" (5.06m x 3.75m)

Two radiators, Upvc double glazed window to front aspect, fireplace with coal effect gas fire, television point, open through to:

Dining Room 11' 4" x 8' 2" (3.46m x 2.49m)

Radiator, double glazed single panel door to conservatory.

Conservatory 12' 3" x 9' 8" (3.74m x 2.94m)

Double radiator, Upvc double glazed French patio doors to garden, ceiling fan, wood laminate floor.

Kitchen/Breakfast Room 16' 10" x 8' 2" (5.13m x 2.48m)

Fitted to comprise inset single drainer stainless steel sink unit monobloc mixer tap and cupboard under, further range of wall and eye level units, rolled edge work surfaces, ceramic tiling to splash areas, 5 burner gas hob with extractor hood over, split level electric double oven and grill, integrated dishwasher, Neff integrated fridge, ceramic tiled floor, radiator, inset downlighters, two Upvc double glazed windows to rear aspect, Upvc double glazed door to rear garden,

television point, large under stairs storage cupboard with light and storage unit.

Utility Room 7' 10" x 6' 5" (2.39m x 1.96m)

Inset single drainer stainless steel sink unit with monobloc mixer tap, cupboard under, further range of base and eye level units, rolled edge work surfaces, ceramic tiling to splash areas, plumbing for automatic washing machine, 'Viessman' gas fired boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed door to side door to garage.

First Floor Landing

Access to loft space with boarding, light and ladder, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted.

Bedroom One 14' 4" x 11' 4" (4.37m x 3.46m)

Radiator, Upvc double glazed window to front aspect, built in wardrobe, range of fitted wardrobes.

Bedroom Two 11' 3" x 9' 3" (3.43m x 2.83m)

Radiator, fitted wardrobes, Upvc double glazed window to rear aspect.

Bedroom Three 8' 8" x 8' 7" (2.63m x 2.61m)

Radiator, over stairs storage cupboard, Upvc double glazed window to front aspect.

Bedroom Four

Radiator, fitted wardrobes and eye level storage units, vanity unit with wash hand basin, cupboards under, Upvc double glazed window to rear aspect.

Family Bathroom 8' 3" x 0' 0" (2.51m x 0m)

White suite of P shaped bath with shower over, glazed screen, wash hand basin with cupboard under, low flush W.C., full ceramic tiling to all walls, ladder towel

radiator, Upvc double glazed window to rear aspect, inset downlighters, extractor fan.

Front Garden

Laid to lawn with flower and shrub beds, block paved drive to garage, gated side access to rear garden.

Rear Garden

Laid to lawn with flower and shrub beds and borders, good sized paved patio with awning, outside tap, outside lighting, fully enclosed by timber fencing, timber summerhouse, side passage with storage shed.

Garage

Up and over door, power and light connected, door to utility.

Please Note

All main services are connected with the exception of gas. Council Tax Band: E
EPC rating: Awaited.

Mortgage Advice

If you require a mortgage, we would 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 Clare on 01280 815999 or 07772 159555. Alternatively, you can email clare.jarvis@mab.org.uk

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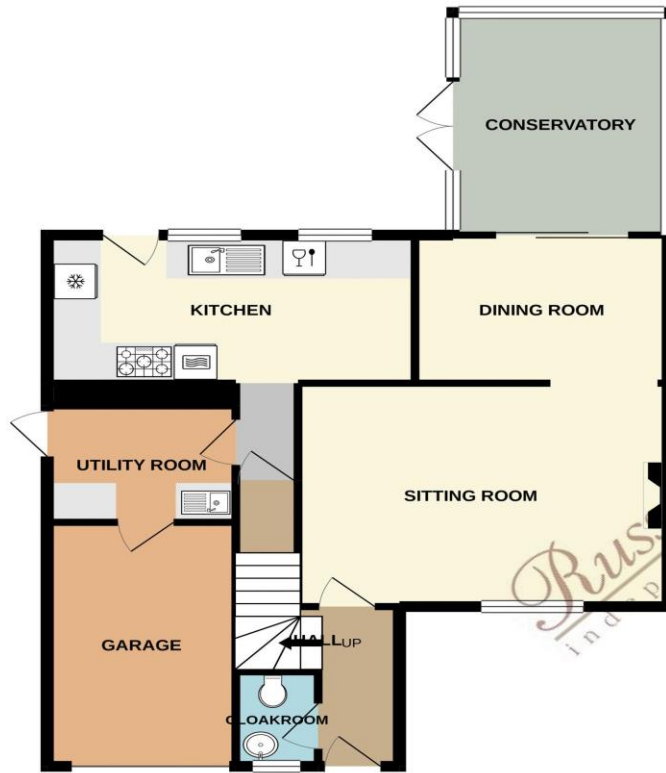
Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.



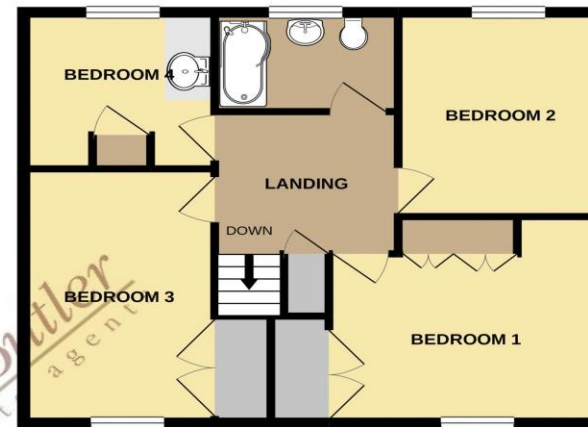




GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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