

*Russell & Butler*  
independent estate agents

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OPEN 7 DAYS A WEEK  
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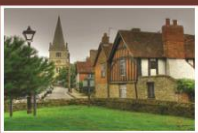
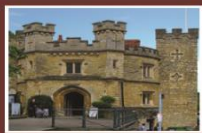




**17 Bobbins Way, Buckingham, MK18 7SA**

**£389,995 Freehold**

A FOUR bedroom family home WELL SITUATED with COUNTRYSIDE VIEWS to the side of the property, plenty of STORAGE throughout including BUILT IN WARDROBES in three of the bedrooms, downstairs WC, ENSUITE , GARAGE with power connected and rear garden with GATED ACCESS, artificial grass & paved patio. The property is within WALKING DISTANCE of local amenities, 'Lace Hill Academy' and the 'Royal Latin GRAMMAR School'. The accommodation fully comprises: Entrance Hall, cloakroom, KITCHEN/BREAKFAST room, lounge/diner with STORAGE and patio doors leading onto the rear garden, landing with airing cupboard, bedroom two and three, family bathroom, stairs leading up to a HUGE master bedroom which benefits from AIR CONDITIONING and en-suite shower room. Outside there is a rear garden, garage, and driveway. EPC Rating B.



<b>Entrance</b> Door to:	<b>Bedroom Three</b> <b>12' 2" x 8' 3" (3.72m max (to rear of wardrobe) x 2.52m)</b> Built in wardrobes, radiator, Upvc double glazed window to front aspect.
<b>Entrance Hall</b> Radiator, stairs rising to first floor.	
<b>Cloakroom</b> Low level WC, pedestal wash hand basin with mono bloc mixer, tiling to splash areas, radiator.	<b>Bedroom Four</b> <b>9' 1" x 6' 6" (2.77m x 1.97m)</b> Upvc double glazed window to rear aspect, radiator.
<b>Kitchen/Breakfast Room</b> <b>12' 2" x 8' 1" (3.70m x 2.46m)</b> A range of base and eyelevel units, one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, work top over, a range of integrated white goods, five ring gas hob with splash back, built in oven with extractor hood over, built in drinks cooler, radiator, Upvc double glazed window to front aspect, cupboard housing boiler.	<b>Family Bathroom</b> White suite of bath with mixer tap, shower over, shower screen as fitted, pedesal wash hand basin with mixer tap, tiling to splash areas, low level WC, Upvc double glazed window to front aspect, radiator, downlighters.
<b>Sitting Room</b> <b>18' 7" x 15' 0" (5.67m max x 4.57m max)</b> Upvc double glazed French doors to rear aspect, two radiators, under stairs storage cupboard.	<b>Second Floor Landing</b> Built in storage cupboard, radiator.
<b>First Floor Landing</b> Airing cupboard housing hot water tank, stairs rising to second floor.	<b>Master Bedroom</b> <b>22' 8" x 11' 2" (6.90m max (to rear of wardrobe) x 3.40m max)</b> Air conditioning to master bedroom. Upvc double glazed window to rear aspect, two radiators, built in wardrobes, access to loft space,
<b>Bedroom Two</b> <b>14' 5" x 8' 3" (4.39m max (to rear of wardrobe) x 2.52m)</b> Built in wardrobes, radiator, Upvc double glazed window to rear aspect.	<b>En-suite</b> Fully tiled double width walk in shower, low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, heated towel rail, downlighters.
	<b>Outside</b>

<b>Front Aspect</b> Path leading to property entrance, grass, and gravel areas to front, outside light.
<b>Rear Garden</b> Paved patio with artificial grass, gated rear access, outside tap, storage shed.
<b>Single Garage</b> Power and light connected, up and over door, eaves storage space, door to side.
<b>Please Note</b> All main services connected. EPC rating: B Council Tax Band: E Service charge approx. £230 per annum.
<b>Mortgage Advice</b> 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 Clare on 01280 815999 or 07772 159555. Alternatively, you can email <a href="mailto:clare.Jarvis@mab.org.uk">clare.Jarvis@mab.org.uk</a> .
<b>N.B.</b> 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.

# Energy performance certificate (EPC)

17, Bobbins Way BUCKINGHAM MK18 7SA	Energy rating <b>B</b>	Valid until: <b>6 October 2026</b> Certificate number: <b>0338-8930-7320-4476-7954</b>
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## Property type

Semi-detached house

## Total floor area

111 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)







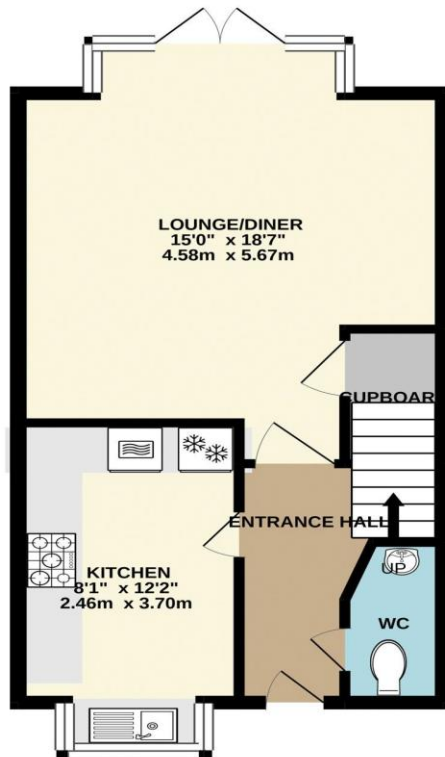




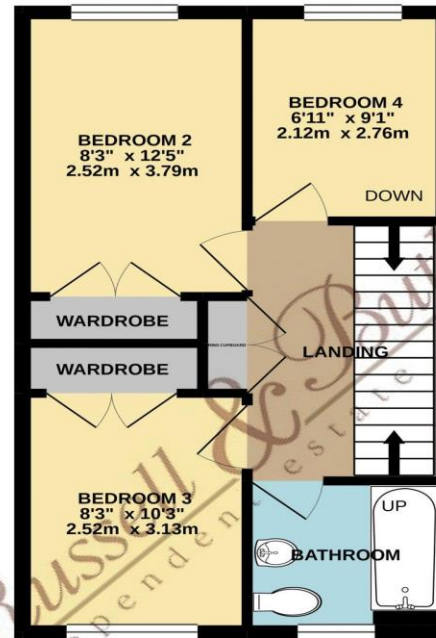




GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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