

Russell & Butler

independent estate agents

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38 Westfields, Buckingham, MK18 1DZ

Asking Price £325,000.00 Freehold

Offered for sale with no onward chain, this 3 bedroom semi detached property positioned on a large corner plot, within easy walking distance to Buckingham Town and its amenities, and also within walking distance and catchment for both Buckingham Secondary and Royal Latin Grammar Schools. The accommodation is over two levels and comprises: Entrance hall, re-fitted bathroom, dual aspect lounge/diner, kitchen, conservatory and utility room. On the first floor landing, spacious main bedroom to the front aspect and two further bedrooms. The property benefits further from gas to radiator central heating and Upvc double glazing and has scope for extension subject to planning permission. EPC rating C.



Entrance

Replacement Upvc double glazed door to entrance hall.

Entrance Hall

Stairs rising to first floor, double panel radiator.

Ground Floor Family Bathroom

9' 1" X 5' 6" (2.79m X 1.68m)

White suite of 'P' Shaped bath with separate shower over, glazed screen, pedestal wash band basin, low level wc, chrome ladder towel rail, ceramic tiling to splash areas, Upvc double glazed window to side aspect.

Lounge/Diner

19' 3" X 11' 6" (5.87m X 3.53m)

Dual aspect lounge diner with Upvc double glazed window to front and rear aspects, double panel radiator, feature fireplace with gas fire as fitted, large walk in storage cupboard, coving to ceiling, two wall light points.

Kitchen

7' 6" X 7' 5" (2.29m X 2.28m)

Fitted to comprise inset stainless steel single drainer sink unit, mono bloc mixer tap, cupboard under, further range of wall and base unit, work tops over, space for cooker, tiling to splash areas, Upvc double glazed window to rear aspect, door to conservatory.

Conservatory/Lean to

14' 0" X 4' 6" (4.29m X 1.38m)

Upvc double glazed French doors to garden, door to utility, outside tap, ceramic tiled floor.

Utility Room

4' 6" X 6' 5" (1.39m X 1.96m)

Gas fired boiler supplying both domestic hot water and radiator central heating, window to front aspect, space and plumbing for washing machine.

First Floor Landing

Upvc double glazed window to side aspect, storage cupboard.

Bedroom One

14' 0" X 9' 1" (4.29m X 2.79m)

Two Upvc double glazed windows to front aspect, radiator, range of built in wardrobes, airing cupboard housing hot water tank, shelving as fitted.

Bedroom Two

11' 8" X 10' 1" (3.58m X 3.08m)

Upvc double glazed window to rear aspect, a range built in wardrobes with hanging rail and shelving as fitted, radiator.

Bedroom Three

9' 7" X 7' 1" (2.93m X 2.17m)

Upvc double glazed window to rear aspect, radiator, access to loft space.

Outside

Positioned in a large corner plot, the gardens wrap around to the front, sides and rear aspects, gated access to pathway leading to property entrance, laid mainly to lawn with various flower and shrub beds and borders, two timber storage sheds, several paved patio and seating areas, fully enclosed.

Please Note

All mains services connected. Council Tax Band C. EPC Rating C.

Mortgage Advice

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.

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Approximate total area⁽¹⁾

784.59 ft²
72.89 m²

Reduced headroom

6.45 ft²
0.60 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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