

*Russell & Butler*

independent estate agents

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**42 Manor Park, Buckingham, MK18 1QX**

**Asking Price £479,950.00 Freehold**

A very good sized detached family home which has been extended to provide further living space on both floors. The property is situated in a popular village location just outside of Buckingham and benefits from being on a good sized plot with parking for approx four cars and offers a huge amount of further potential throughout. The accommodation fully comprises: Entrance porch, entrance hall with storage, shower room, study/further bedroom, a further two reception rooms offering a variety of uses such as additional living space, further home offices or further bedrooms, sitting room, conservatory, kitchen, utility room, dining room with sliding door leading to the rear garden, first floor landing, main bedroom with door leading to a dressing room/additional bedroom, two further bedrooms and a spacious family bathroom. To the outside there is parking for approx four cars and side access leading to the rear garden. EPC rating C.



### **Entrance**

Door to:

### **Entrance Porch**

Two windows to side aspect, door to:

### **Entrance Hall**

Two storage cupboard, radiator, stairs rising to first floor.

### **Downstairs Shower Room**

Shower, white suite of low level wc, wash hand basin with mixer tap, radiator, window to side aspect.

### **Kitchen**

3.30m plus storage x 2.63m

A range of base and eyelevel units, stainless steel sink unit with mono bloc tap, cupboard under, work tops over, tiling to splash areas, space for oven, extractor over, space for dishwasher, storage space under stairs, window to rear aspect,radiator.

### **Utility Room**

3.27m x 2.33m Max, 1.97m Min

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for washing machine, space for additional white goods, window to rear aspect, door to rear aspect, shelving as fitted, door to large storage cupboard.

### **Dining Room**

5.77m Max, 2.23m Min x 3.10m Max, 2.63m Min

Sliding door to rear garden, radiator.

### **Study**

4.05m x 2.31m

Window to front aspect.

### **Front Reception Room**

Offering a variety of uses. Two windows to front aspect

### **Reception Room**

4.46m Max x 3.30m, 3.00m Min

Offering a variety of uses. Two windows to front aspect,

### **Sitting Room**

3.37m x 3.03m

Electric heater, door to:

### **Conservatory**

3.16m x 2.38m

Power and light connected.

### **First Floor Landing**

Window to side aspect, access to loft space, cupboard housing boiler with linen shelving as fitted, a further storage cupboard with linen shelving as fitted.

### **Bedroom One**

3.36m x 3.02m

Window to front aspect, window to rear aspect, electric heater, open through to:

### **Further Bedroom/Dressing Room**

4.07m to rear of wardrobe, 3.45m to front of wardrobe x 3.80m Max, 3.24m Min

A range of built in wardrobes, sink with mixer tap, cupboard under, window to rear aspect.,

### **Bedroom**

4.18m x 3.41m to rear of wardrobe, 2.82m to front of wardrobe.

Window to front aspect, radiator, a range of built in storage.

### **Bedroom**

3.01m Max, 2.42m to front of cupboard x 2.36m Max

Window to front aspect, radiator, built in storage cupboard.

### **Family Bathroom**

Bath with shower attachment, walk in shower, low level wc, pedestal wash hand basin, window to rear aspect, radiator, tiling to splash areas.

### **Outside**

#### **Front Aspect**

Parking for approx. 6 cars, outside lighting, open side access.

#### **Please Note**

All mains services connected.

EPC Rating: c

Council Tax Band: E

#### **N.B.**

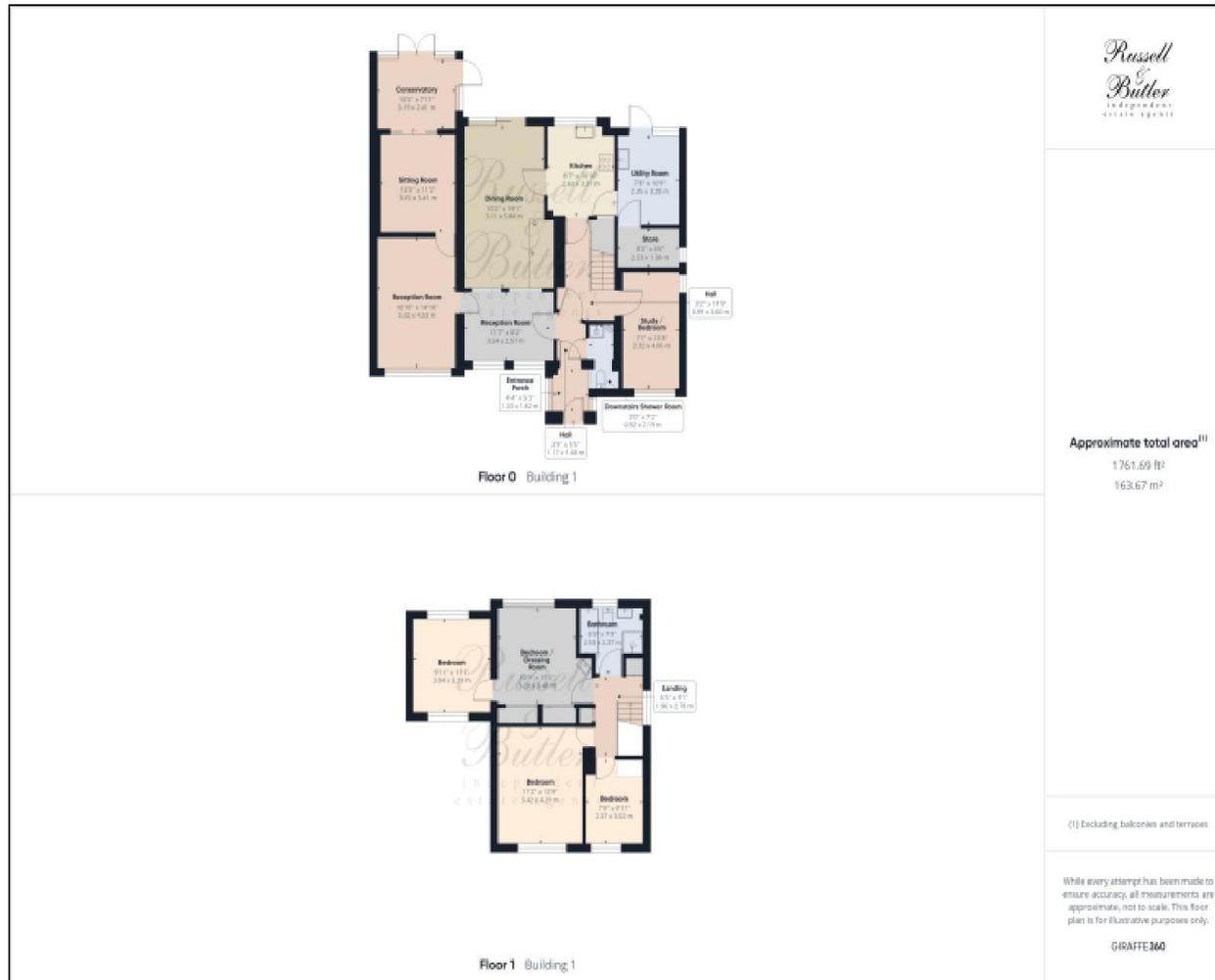
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

#### **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.







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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