

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# Aris Way, Buckingham, MK18 1FW

## Asking Price £535,000.00 Freehold

A very well presented four bedroom detached family home located on a quiet no through road, within catchment for the Royal Latin Grammar School and available with no onward chain. The property has been much improved by the current owners and benefits from a re-fitted kitchen, en-suite shower room and family bathroom, replacement Upvc double glazing with built in blinds, replacement stable door to the side aspect and electric doors on the detached double garage. The accommodation comprises: entrance hall, ground floor cloakroom, office/study, sitting room with doors leading out onto the rear garden, separate dining room, kitchen with integrated appliances and utility room. On the first floor bedroom one with spacious en-suite shower room, three further bedrooms and re-fitted family bathroom. There is a double width driveway to the front, detached double width garage and enclosed garden to the rear. EPC rating TBC. Council tax band E.



### **Entrance**

Composite double glazed entrance door to:

### **Entrance Hall**

Stairs rising to first floor, doors to sitting room, study & kitchen.

### **Sitting Room**

*18' 4" X 10' 2" (5.61m X 3.11m)*

Double radiator, Upvc double glazed French patio doors to rear garden with blinds attached.

### **Dining Room**

*11' 3" X 8' 7" (3.43m X 2.62m)*

Radiator, Upvc double glazed window to rear aspect with blinds attached.

### **Study**

*8' 0" X 7' 3" (2.46m X 2.21m)*

Radiator, Upvc double glazed window with blinds attached.

### **Kitchen**

*11' 11" X 7' 8" (3.65m X 2.36m)*

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, four ring induction hob with extractor canopy over, split level electric double oven and grill, integrated fridge freezer, integrated dishwasher, double radiator, under stairs storage cupboard, Upvc double glazed window to front aspect with blinds attached.

### **Utility Room**

*7' 9" X 5' 6" (2.37m X 1.68m)*

Plumbing for automatic washing machine with work surfaces over, radiator, "Ideal" gas fired combi boiler supplying both central heating and domestic hot water, Upvc double glazed stable door to side.

### **Cloakroom**

*5' 7" X 2' 11" (1.71m X 0.90m)*

White suite of pedestal wash hand basin, low flush wc, ceramic half tiling to all walls, radiator.

### **First Floor Landing**

Access to loft space with some boarding and light, linen cupboard with shelving.

### **Bedroom One**

*14' 9" X 10' 2" (4.50m Max, 3.32m Min + Door recess x 3.12m)*

Radiator, two Upvc double glazed windows to front aspect with blinds attached.

### **En-Suite**

*7' 1" X 6' 6" (2.16m X 1.99m)*

White suite of walk in shower, wash hand basin, low flush wc, half ceramic tiling to all walls, ladder towel radiator, inset downlighting, extractor fan.

### **Bedroom Two**

*11' 0" X 8' 8" (3.36m X 2.65m)*

Radiator, built in double wardrobes, Upvc double glazed window to rear aspect with blinds attached.

### **Bedroom Three**

*9' 10" X 6' 8" (3m x 2.05m + Door recess)*

Radiator, Upvc double glazed window to front aspect with blinds attached.

### **Bedroom Four**

*8' 3" X 7' 10" (2.52m X 2.41m)*

Radiator, built in double wardrobe, Upvc double glazed window to rear aspect with blinds attached.

### **Family Bathroom**

White suite of panel bath with mixer tap and shower attachment, wash hand basin with drawers under, low flush wc, full and half ceramic tiling to walls, inset downlighting, ladder towel radiator, extractor fan, Upvc double glazed window to side aspect with with blinds attached.

### **Front Garden**

Laid to lawn with wrought iron fence and hedge boundary, flower and beds, double width tarmac drive to detached double width garage.

### **Detached Double Width Garage**

Two electric up and over doors, power and light connected, eaves storage space.

### **Rear Garden**

Gated side access to rear garden, laid to lawn with flower and shrub beds, paved patio, fully enclosed by brick wall and fencing.

### **Please Note**

EPC Rating: TBC.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

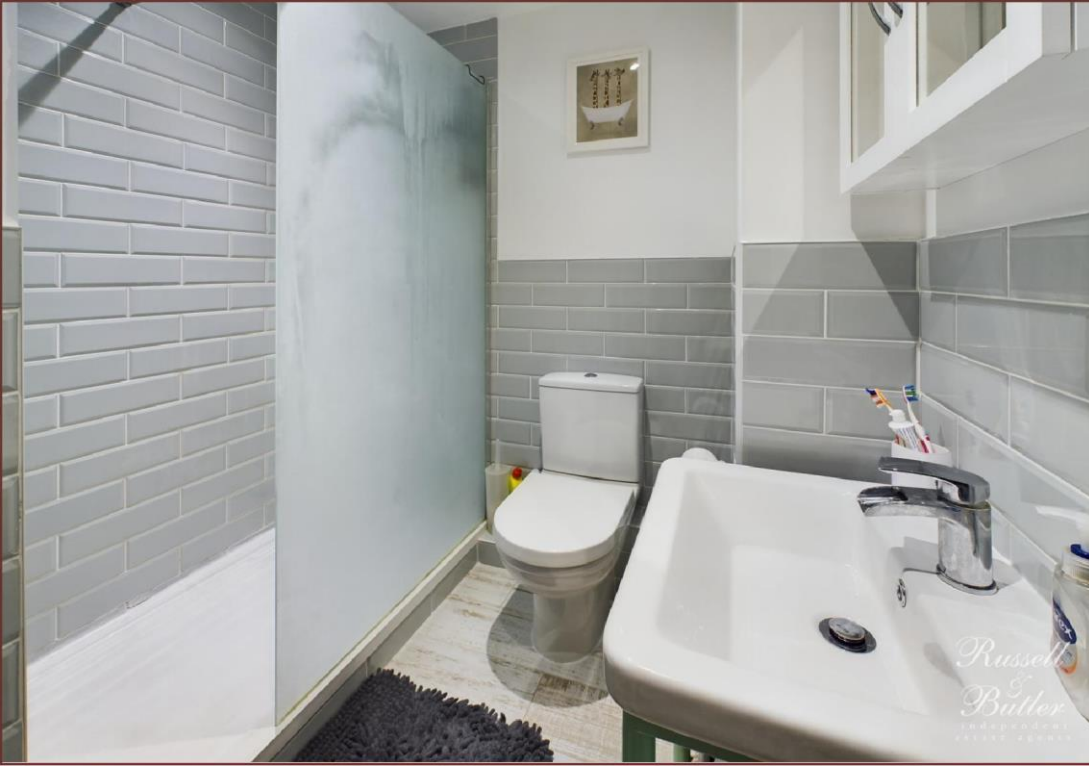
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Garage and Driveway parking.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

### **Mortgage Advice**

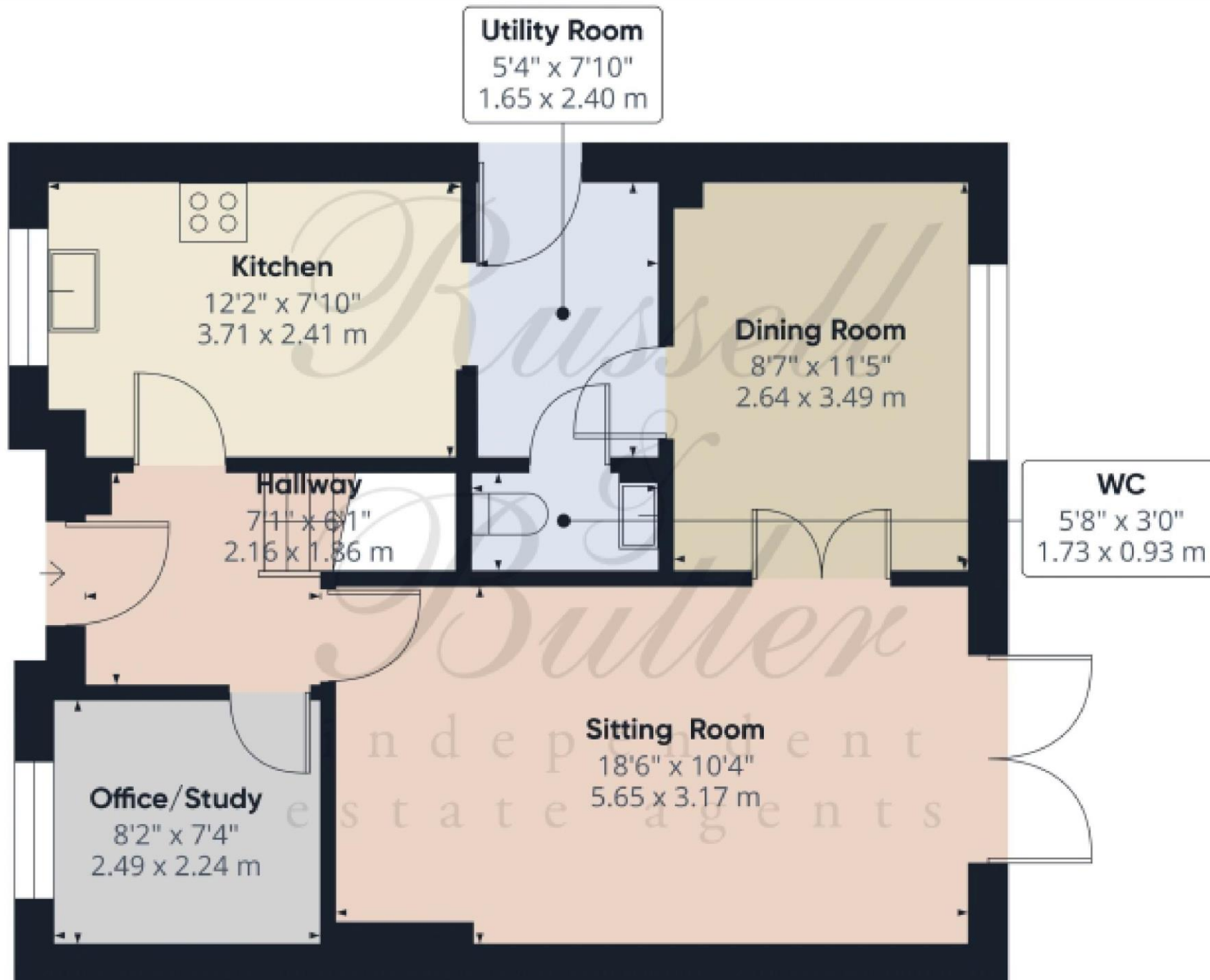
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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Approximate total area<sup>(1)</sup>

569.73 ft<sup>2</sup>

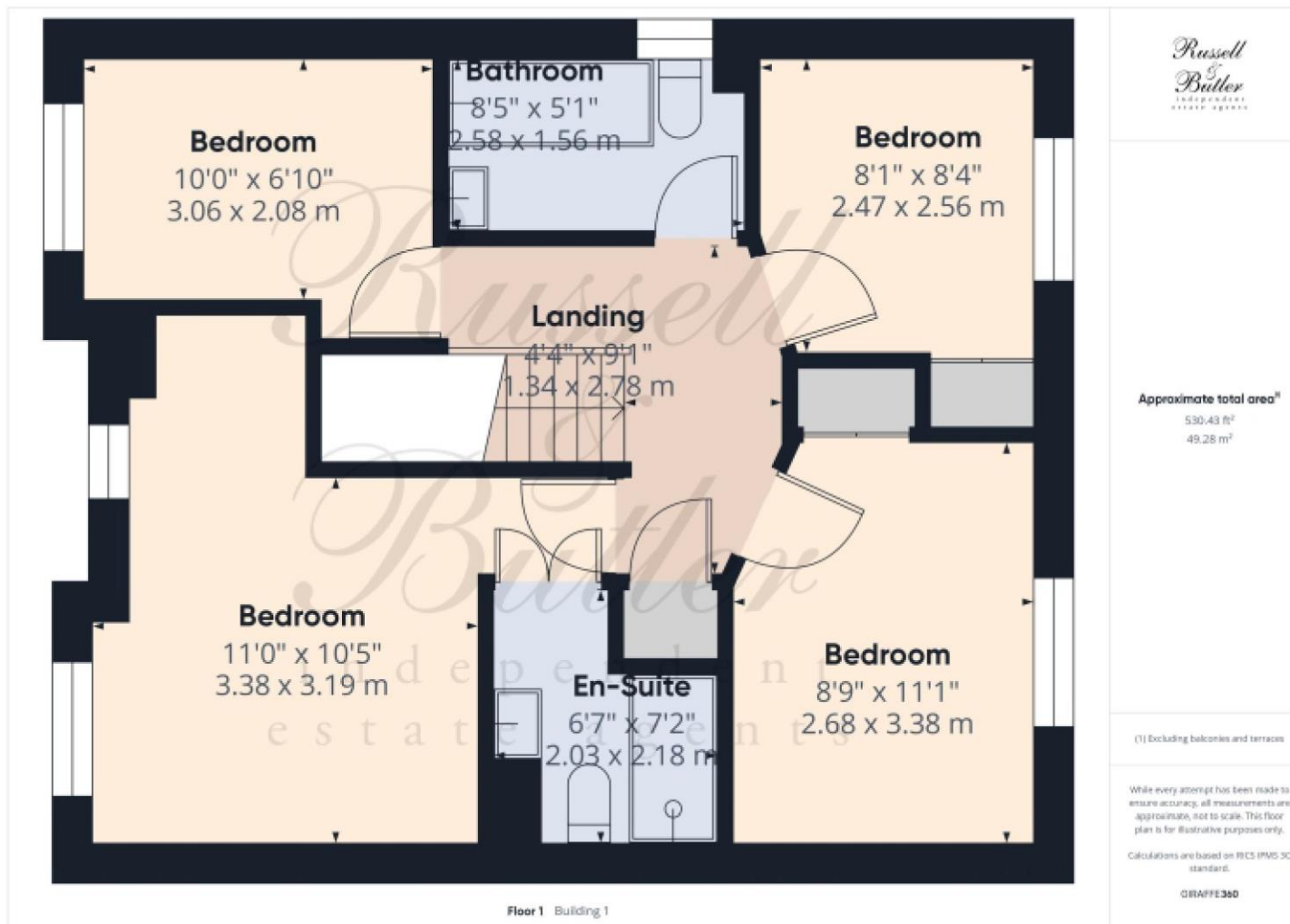
52.93 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GRAPPE350



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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