

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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Pillow Way, Buckingham, MK18 7RT
Asking Price £409,995.00 Freehold

An immaculately presented four bedroom property well positioned on the popular Lace Hill development overlooking the bridal path, and within walking distance and catchment for local schooling including Lace Hill Academy and both Buckingham Secondary and the Royal Latin Grammar schools. This lovely family home comprises: Entrance hall, ground floor cloakroom, sitting room with feature panel wall and white shutter blinds, kitchen/diner with integrated appliances and French doors leading out onto the rear garden. On the first floor, a light and airy spacious landing currently being used as a home work station, master bedroom again with feature panelling to one wall and en-suite shower room, bedroom four and the family bathroom with white suite and two further bedrooms on the second floor. There are enclosed gardens to the rear and a driveway for 3 cars leading to the single garage, with light and power connected and remote controlled door. EPC C. Council Tax Band: E.



Entrance

Door to:

Entrance Hall

Radiator, stairs rising to first floor, Oak parquet flooring.

Cloakroom

White suite of low level wc, concealed cistern, radiator, wash hand basin with mixer tap, storage cupboard under, extractor fan, ceramic tiled floor.

Sitting Room

14' 9" X 10' 11" (4.52m X 3.33m)

Upvc double glazed window to front and side aspect with white shutter blinds, Oak parquet flooring, feature panel wall, two replacement radiators.

Kitchen/Diner

14' 9" X 9' 9" (4.51m X 2.99m)

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, co-ordinating upstands, built in five burner gas hob with electric hood over, built in electric oven and grill, integrated fridge freezer, integrated dishwasher, space and plumbing for automatic washing machine, metro tiling to splash areas, two Upvc double glazed windows to side and rear aspects, Upvc double glazed French doors to patio and rear garden, coving to ceiling, inset downlighters, cupboard housing gas fired boiler suppling both domestic hot water and gas to radiator central heating.

First Floor Landing

Upvc double glazed window to front aspect, radiator, double width airing cupboard housing hot water tank.

Bedroom One

11' 1" X 9' 11" (3.38m X 3.04m)

Upvc double glazed window to front aspect, radiator, feature panel wall, door to en-suite.

En-Suite

Fully tiled double width shower with power shower as fitted, low level wc, pedestal wash hand basin, Upvc double glazed window to side aspect, ladder towel rail.

Second Floor Bedroom Two

Upvc double glazed window to rear aspect, radiator, built in storage cupboard.

Second Floor Bedroom Three

11' 1" X 10' 4" (3.39m X 3.15m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Four

8' 8" X 7' 8" (2.66m X 2.34m)

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

Family Bathroom

9' 1" X 5' 9" (2.78m X 1.77m)

Fitted to comprise panel bath with separate shower over, glazed screen, pedestal wash hand basin, low level wc with concealed cistern, ceramic tiling to water sensitive areas, Upvc double glazed window to side aspect, ladder towel rail, ceramic tiled floor.

Rear Garden

Laid with artificial lawn, paved patio, outside tap, fully enclosed by panel fencing.

Garage

18' 2" X 9' 1" (5.56m X 2.79m)

Single garage with remote control up and over door, light and power connected, driveway for three cars, gated access to rear garden, electric vehicle charging point.

Please Note

EPC Rating: C.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

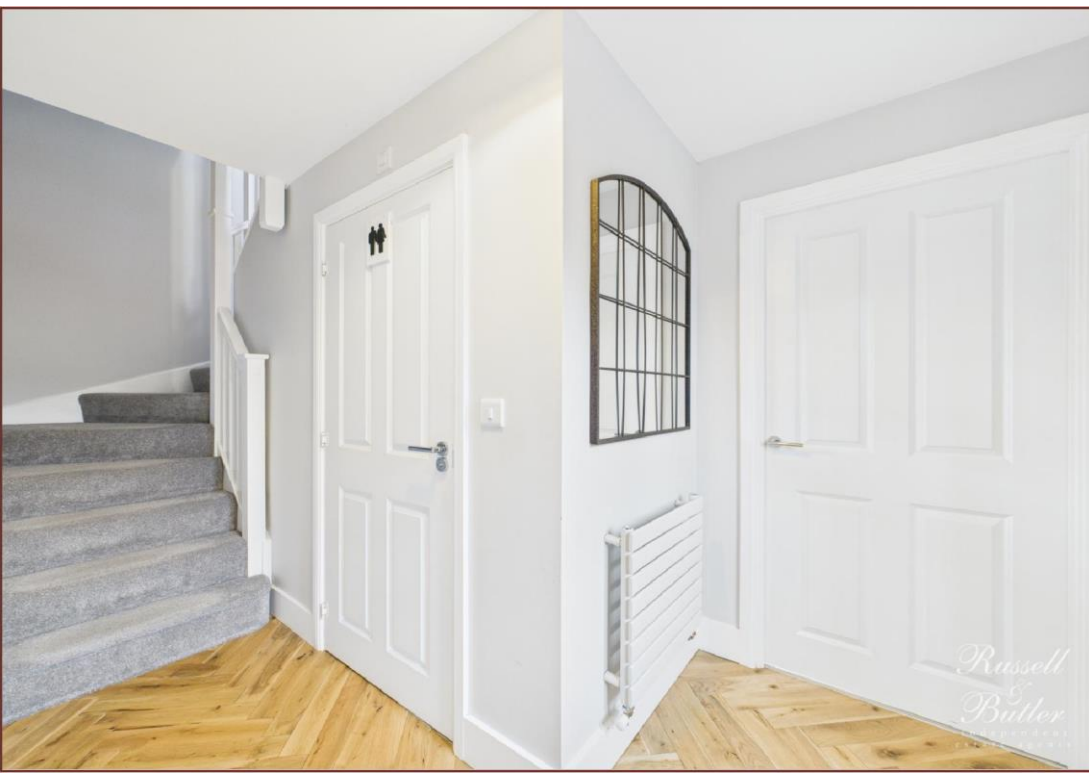
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: 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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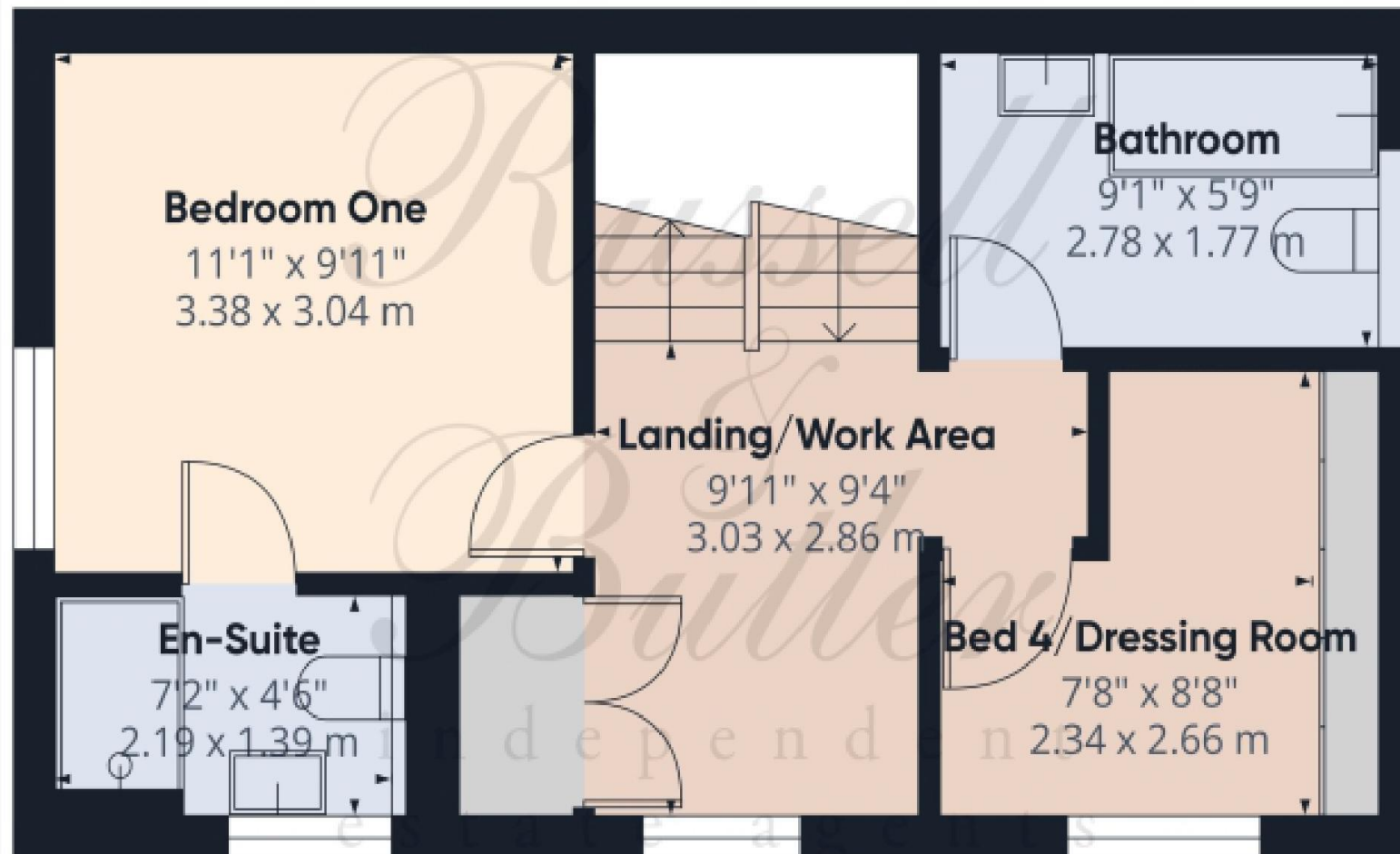
Approximate total area⁽¹⁾
412.47 ft²
38.32 m²

(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.

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Approximate total area⁽¹⁾

351.32 ft²

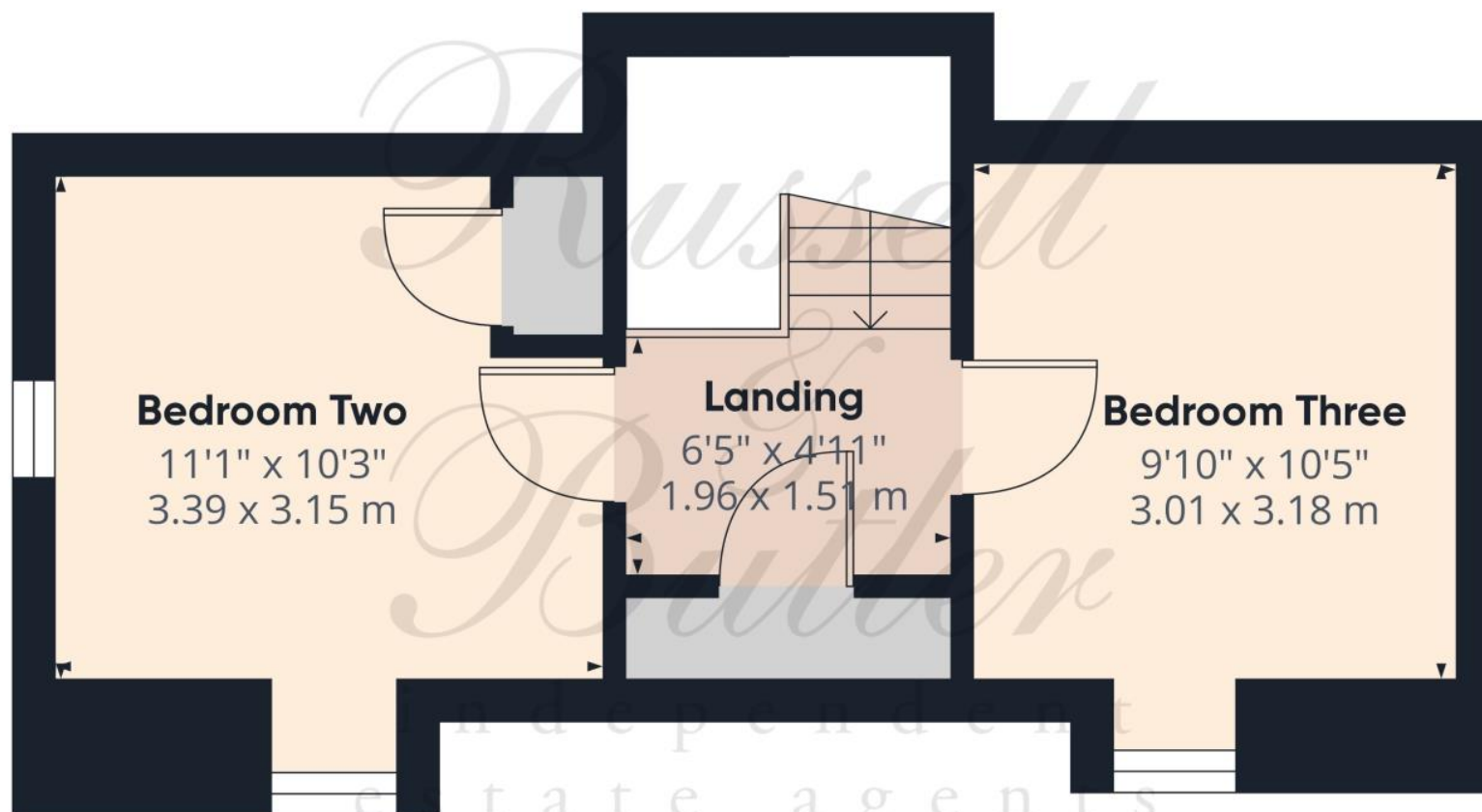
32.64 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾
267.06 ft²
24.81 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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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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