

*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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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# Aris Way, Buckingham, MK18 1FX

## Asking Price £479,995 Freehold

A deceptively spacious four bedroom house (1423 sq. ft of living space excluding the garage) situated in a cul-de-sac location benefitting from gas to radiator central heating, UPVC double glazing, fitted kitchen/breakfast room with integrated appliances, a good sized sitting room, a dining room, a study, bedroom one with en-suite and a fabulous south west facing balcony, garage and double width parking. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room, conservatory, first floor landing, bedroom one with en-suite and balcony, three further bedrooms, (bedroom four currently used as a dressing room with extensive fitted wardrobes), family bathroom, garage, parking and south west facing rear garden. CATCHMENT FOR ROYAL LATIN GRAMMAR. Council Tax Band E. Energy rating C.



**Entrance**

Composite double glazed entrance door to:

**Entrance Hall**

Double radiator, stairs to first floor, under stairs storage cupboard.

**Cloakroom**

White suite of wash hand basin with cupboard under, low flush wc, full ceramic tiling to all walls, ladder towel radiator, ceramic tiled floor, Upvc double glazed window to front aspect, inset downlighters.

**Sitting Room**

Ornamental fireplace with marble surround and hearth, electric fire, two double radiators, Upvc double glazed French patio doors to rear garden.

**Dining Room**

*10' 4" X 9' 7" (3.15m X 2.93m)*

Double radiator, Upvc double glazed window to front aspect.

**Study**

*7' 5" X 6' 4" (2.28m X 1.94m)*

Radiator, Upvc double glazed window to front aspect.

**Conservatory**

*16' 4" X 13' 10" (4.98m X 4.22m)*

Upvc double glazed with French patio doors to garden, two radiators, ceramic tiled floor.

**Kitchen/Breakfast Room**

*13' 1" X 10' 3" (4.01m X 3.14m)*

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring gas hob, electric double oven under, extractor canopy over, integrated dishwasher, integrated washing machine, integrated fridge freezer, cupboard housing "Potterton" gas fired boiler supplying both domestic hot water and gas to radiator central heating, ceramic tiled floor, radiator, Upvc double glazed window to rear aspect, Upvc double glazed French patio doors to conservatory.

**First Floor Landing**

Access to loft space with light, airing cupboard housing hot water tank and immersion heater with linen storage as fitted, courtesy light.

**Bedroom One**

*13' 6" X 10' 6" (4.14m, 2.95m x 3.22m)*

Radiator, range of built in and fitted wardrobes, Upvc double glazed French patio doors to balcony.

**En-Suite**

*5' 8" X 5' 8" (1.74m X 1.73m)*

White suite of fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, full ceramic tiling to all walls, ceramic tiled floor, ladder towel radiator, inset downlighting, extractor fan.

**Bedroom Two**

*11' 6" X 9' 8" (3.53m X 2.95m)*

Radiator, built in double wardrobe, two Upvc double glazed windows to front aspect.

**Bedroom Three**

*10' 6" X 9' 0" (3.22m X 2.75m)*

Radiator, Upvc double glazed window to rear aspect.

**Bedroom Four**

*10' 0" X 6' 4" (3.06m X 1.94m)*

Currently used as a dressing room with range of fitted wardrobes, radiator, Upvc double glazed window to front aspect.

**Family Bathroom**

*7' 6" X 6' 7" (2.3m Max, 1.71m Min x 2.03m)*

White suite of panel bath with mixer tap and shower attachment, wash hand basin with cupboard under, ceramic half tiling to all walls, radiator, shaver point, inset downlighting, extractor fan.

**Front Garden**

Double width tarmac driveway to front, hedges on either side.

The front garden is fully paved, with open porch and courtesy light.

**Rear Garden**

Laid mainly to shingle with various shrubs, inset paved patio with retaining wall, outside tap, outside lighting, fully enclosed by timber fencing, south west facing.

**Garage**

In a block with up and over door, eaves storage.

**Please Note**

Council Tax Band E. EPC Rating C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains drainage.

Heating: Gas to radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 1800 Mbps download and 1000 Mbps 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: To front of property.

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

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.





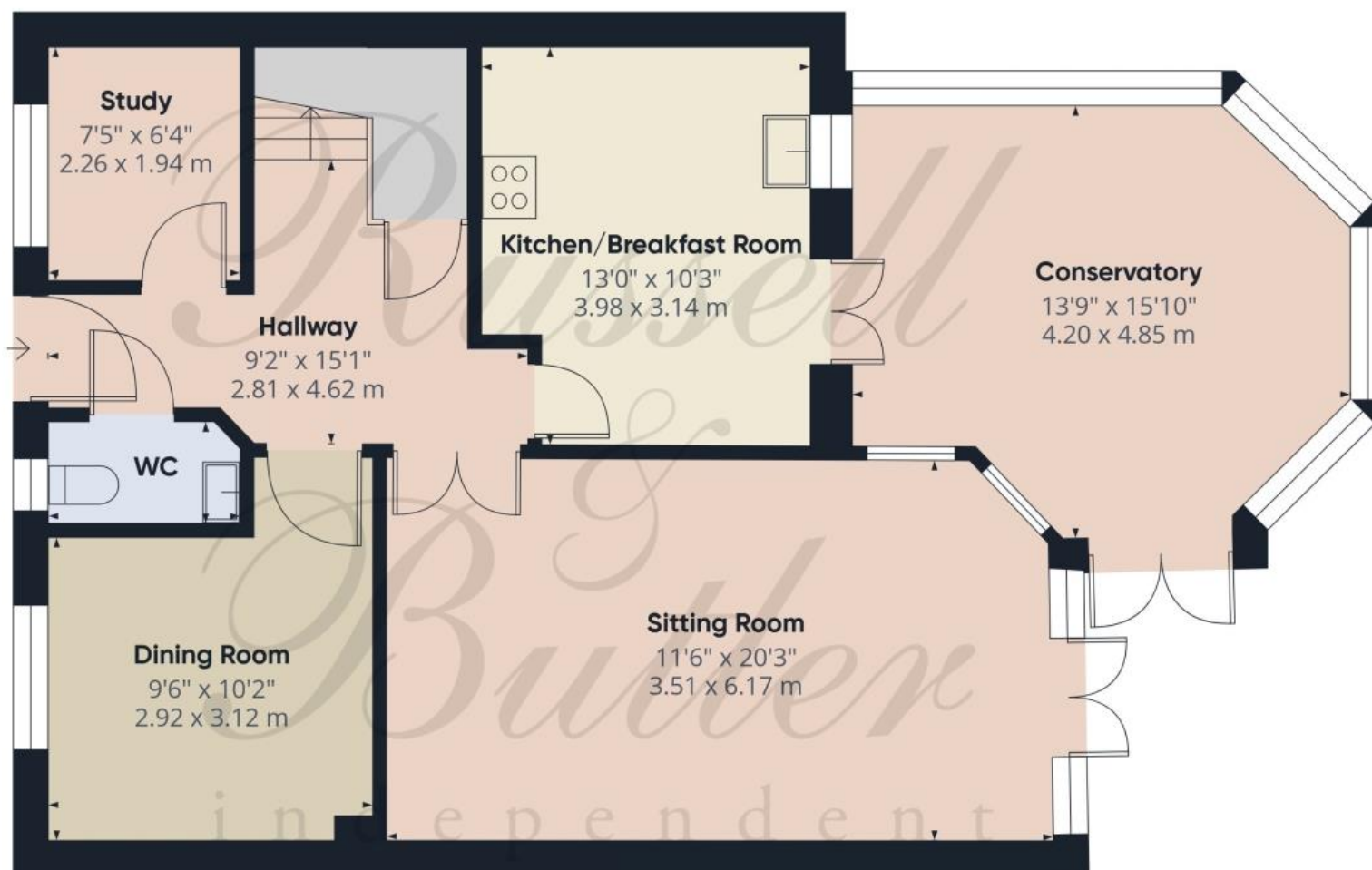




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**Approximate total area<sup>(1)</sup>**

839 ft<sup>2</sup>

78 m<sup>2</sup>

(1) Excluding balconies and terraces

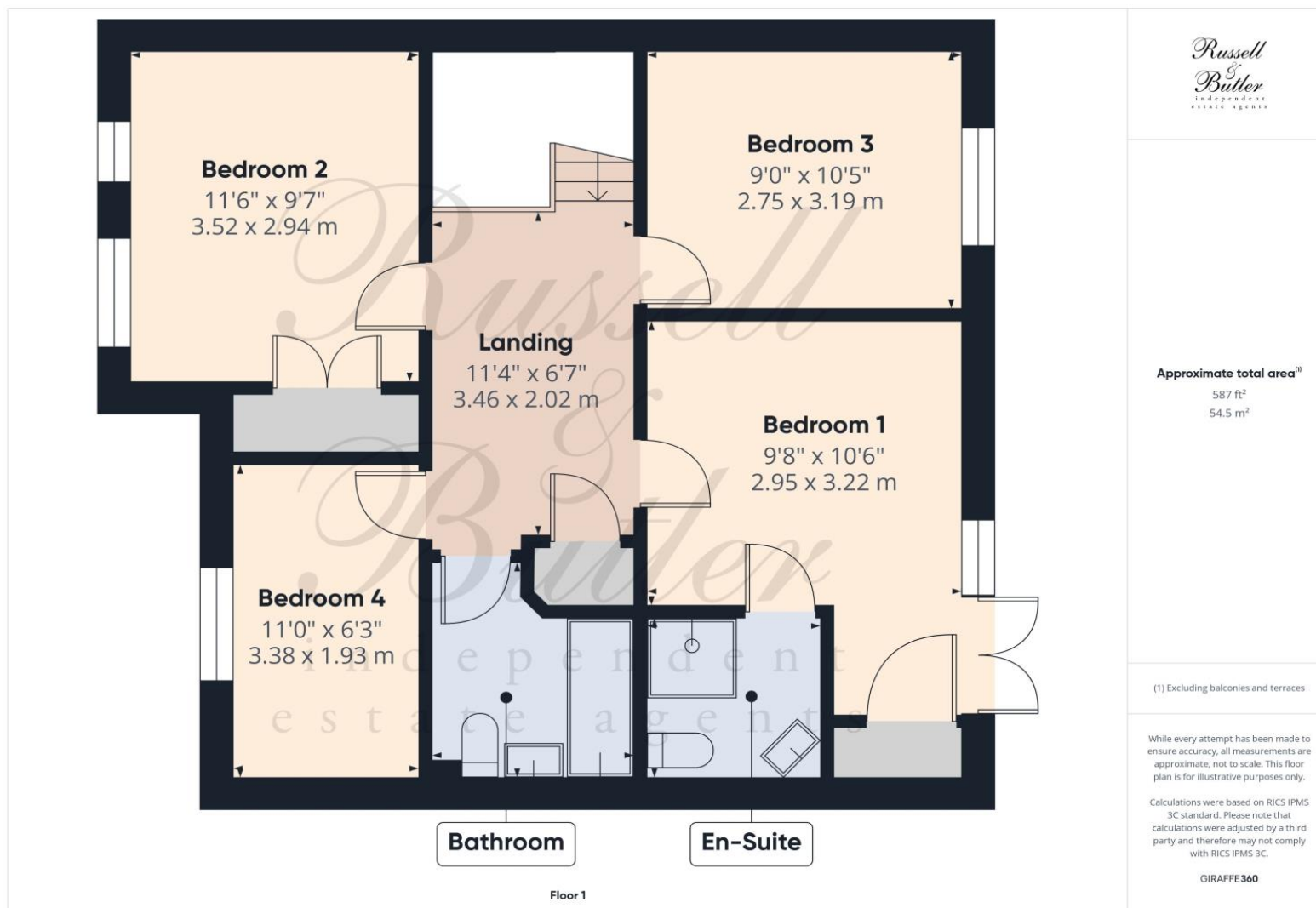
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

**Floor 0**





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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