

*Russell & Butler*  
independent estate agents

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# Fairholme, Portway Road, Twyford, MK18 4EE

**Asking Price £499,995 Freehold**

A three bedroom 1930's detached house situated in a village location backing onto paddock land. The property has scope to extend (subject to planning) being on a good sized plot, has plenty of parking and a garage. Further benefits include oil to radiator central heating, open fireplaces and double glazing. The accommodation comprises: Entrance porch, entrance hall, sitting room, dining room, kitchen, utility room, cloakroom, three bedrooms, bathroom with shower, garage with workshop to rear, ample parking and good size rear garden. NO ONWARD CHAIN. Council Tax Band E. Energy rating F.



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## **Entrance**

Upvc double glazed entrance door to:

## **Entrance Porch**

Upvc double glazed entrance door to entrance hall.

## **Entrance Hall**

Radiator, Upvc double glazed window to side aspect, under stairs storage cupboard.

## **Sitting Room**

13' 11" X 13' 6" (4.26m Max into bay, 3.49m Min x 4.14m)

Adam style fireplace, Upvc double glazed box bay window to front aspect, radiator.

## **Dining Room**

12' 6" X 11' 5" (3.83m X 3.48m)

Open fireplace, radiator, Upvc double glazed French patio doors to rear garden.

## **Kitchen**

12' 8" X 7' 8" (3.87m X 2.35m)

Inset single drainer enamel 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 ceramic hob with extractor canopy over, split level electric double oven and grill, plumbing for dishwasher, cupboard housing "Grant" oil fired boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed window to side aspect, walk in panty cupboard housing with light and shelving, Upvc double window to side aspect.

## **Utility Room**

Plumbing for automatic washing machine, fridge/freezer space, Upvc double glazed door to side aspect.

## **Cloakroom**

White suite of wash hand basin with cupboard under, low flush wc, radiator, Upvc double glazed window to side aspect.

## **First Floor Landing**

Access to loft space, Upvc double glazed window to side aspect.

## **Bedroom One**

14' 7" X 9' 6" (4.46m Max into Bay, 3.53m Min x 2.91m to front of wardrobe)

Radiator, Upvc double glazed bay window to front aspect, range of built in wardrobes.

## **Bedroom Two**

12' 5" X 9' 4" (3.80m x 2.86m to front of wardrobe, 3.49m to rear of wardrobe)

Radiator, Upvc double glazed window to rear aspect with field views, range of built in wardrobes.

## **Bedroom Three**

11' 10" X 8' 0" (3.62m X 2.46m)

Radiator, airing cupboard housing linen shelves and radiator, eaves storage cupboard, small fitted cupboard, Upvc double glazed window to side aspect.

## **Family Bathroom**

White suite of panel bath with mixer tap and shower attachment, fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ladder towel radiator, Upvc double glazed window to front aspect.

## **Front Garden**

Block paved providing parking for 3/4 cars and leading to attached garage, well stocked flower and shrub beds, part enclosed by hedge and fencing, gated side access to rear garden.

## **Rear Garden**

Good size rear garden, laid to lawn with patio, fully enclosed by hedge and fencing, backs onto fields, flower and shrub beds and borders.

## **Please Note**

EPC Rating: F.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Oil to radiator central heating.

**BROADBAND/MOBILE COVERAGE:** Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps 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:** Parking for 3/4 cars.

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

## **Mortgage Advice**

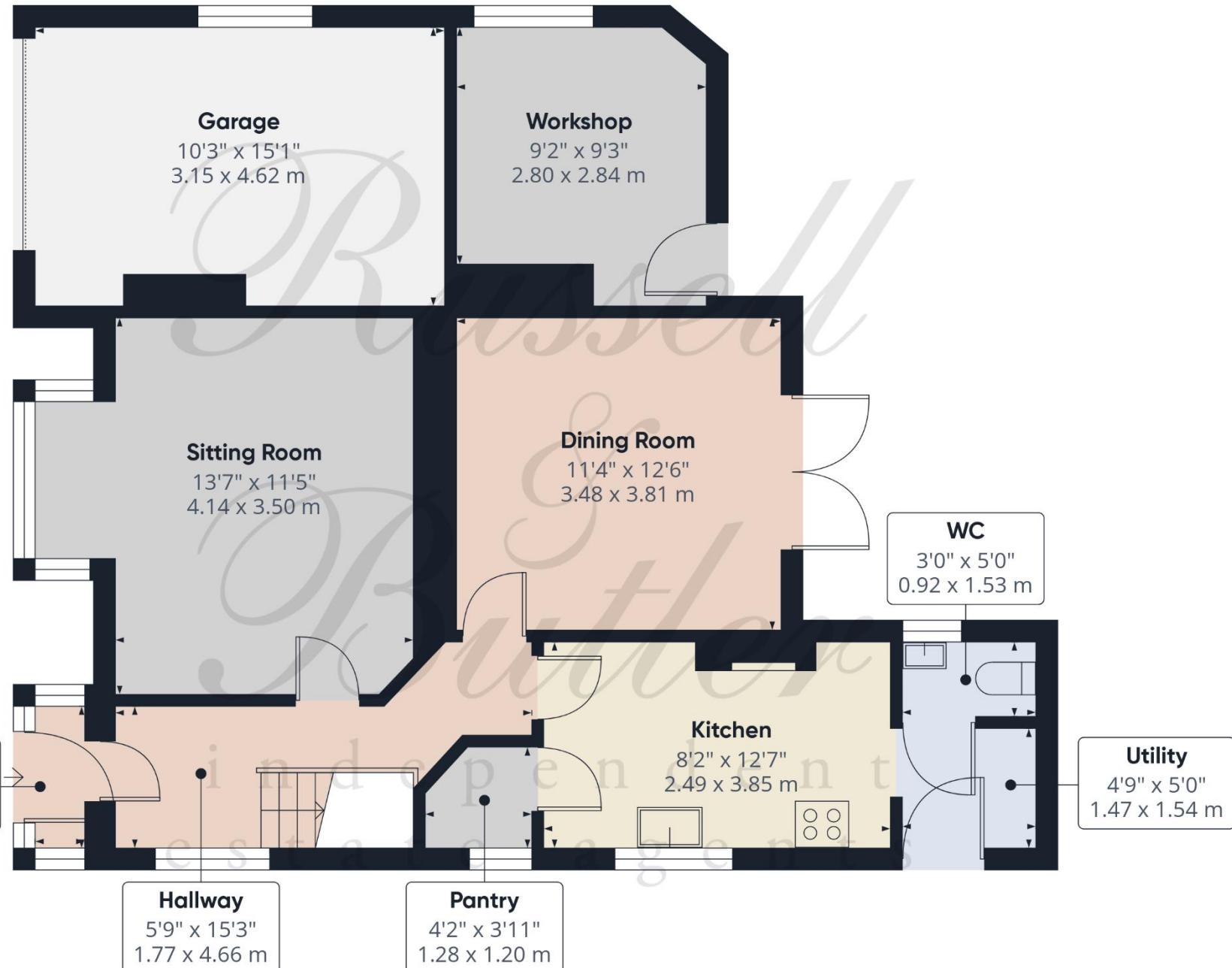
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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



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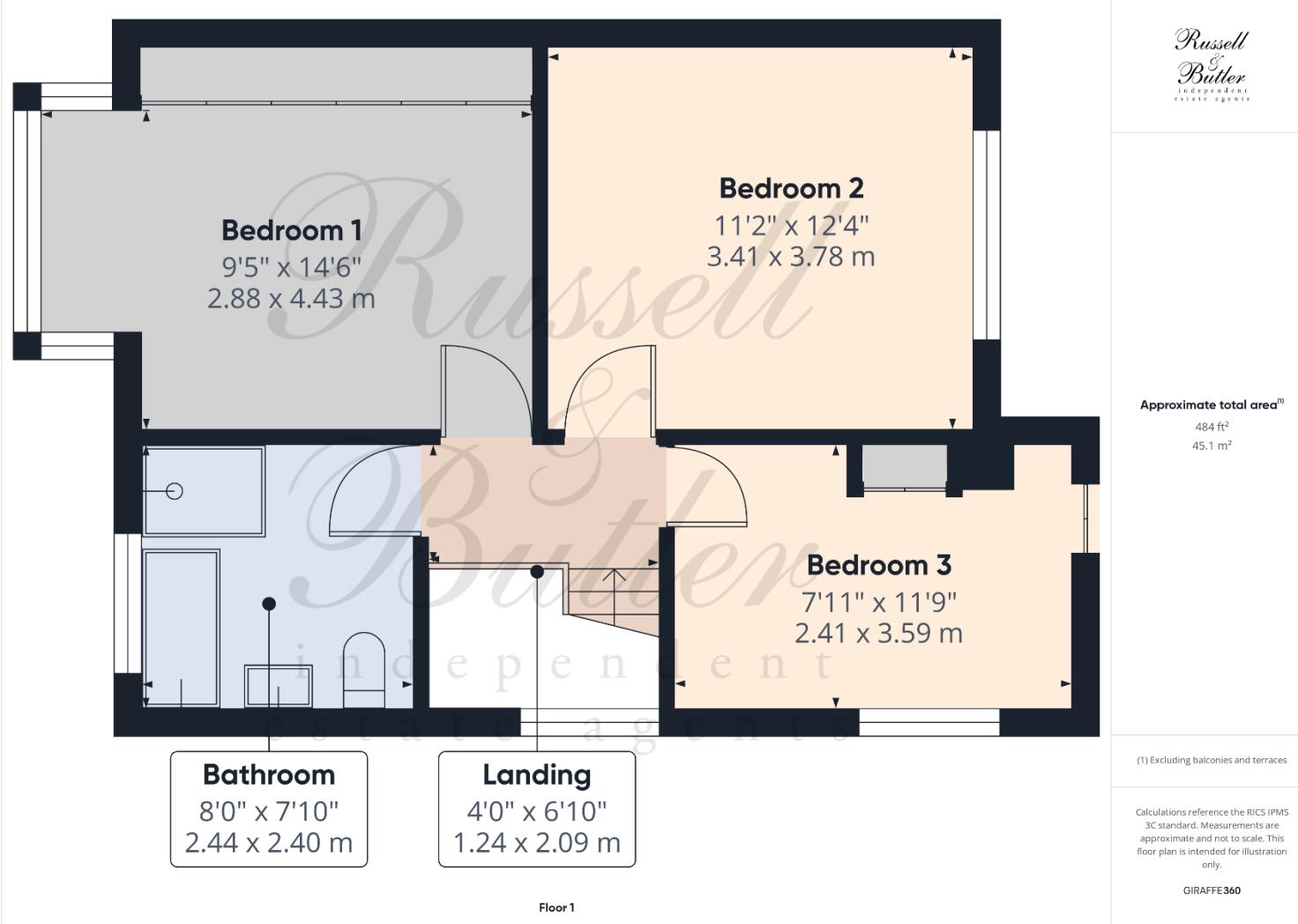






(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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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