

Russell & Butler

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White Hart Field, Aylesbury, HP22 4AT

Asking Price £385,000.00 Freehold

Situated on a corner plot in the highly sought-after village of Quanton, this three bedroom end of terrace home would make an ideal first time purchase & benefits from a re-fitted bathroom, a conservatory, driveway parking and recently installed outdoor office. The property further benefits from being within 10 minutes of Waddesdon School and being in catchment for Buckingham & Aylesbury Grammar schools. The accommodation comprises: Entrance, hallway, downstairs cloakroom, dual aspect sitting room with French doors to rear garden, modernized kitchen, conservatory. The first floor comprises of three bedrooms with the first two benefiting from built in storage and the re-fitted family bathroom. There is driveway parking for two cars to the front & enclosed garden to the rear with outdoor office. EPC rating E/Council tax band C.



Entrance

Composite door to:

Entrance Hall

Storage cupboard, radiator, engineered Oak flooring.

Cloakroom

Suite of low level wc, corner wash hand basin, ceramic tiling to splash area, Vinyl flooring.

Sitting Room

17' 10" X 14' 7" (5.46m X 4.46m)

Dual aspect with Upvc double glazed window to front aspect, Upvc double glazed French door to rear garden, radiator, feature fireplace, engineered Oak flooring.

Conservatory

13' 2" X 8' 9" (4.03m X 2.68m)

Brick built conservatory, Upvc double glazed window and Upvc double glazed French door to rear garden, tiled floor, radiator.

Kitchen/Breakfast Room

8' 11" X 14' 7" (2.74m X 4.45m)

Fitted to comprise inset single drainer stainless steel sink unit with cupboard under, further range of base, eyelevel and drawer units, rolled edge work tops, ceramic tile & brick tile splash backs, two tier electric oven, four zone ceramic hob, extractor hood over, space for fridge/freezer, space and plumbing for washing machine and dishwasher, radiator, Vinyl flooring, Upvc double glazed window to front aspect, Upvc double glazed door to conservatory.

First Floor Landing

Access to first floor accommodation, Upvc double glazed window to rear aspect, radiator.

Bedroom One

11' 6" X 10' 1" (3.53m X 3.08m)

Built in wardrobe with hanging rail and shelving as fitted, radiator, dual aspect with Upvc double glazed window to front and side aspect.

Bedroom Two

13' 5" X 11' 6" (4.09m X 3.51m)

Built in wardrobe with hanging rail and shelving as fitted, access to loft space, radiator, Upvc double glazed window to front aspect.

Bedroom Three

9' 4" X 8' 3" (2.86m X 2.52m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

6' 1" X 5' 5" (1.87m X 1.66m)

Re-fitted suite of panel bath with rainfall effect shower over, vanity wash hand basin with cupboard under, low level wc, heated towel rail, fully tiled, Upvc double glazed window to rear aspect.

Front Garden

Laid mainly to lawn with established shrubs, access to rear garden. Double width driveway.

Rear Garden

Fully enclosed, laid mainly to lawn with paved patio and stone shingle seating area, borders, outdoor studio/office, oil tank and boiler, side gate access.

Outside Studio/Office

9' 6" X 7' 6" (2.91m X 2.31m)

Fully insulated, power and light connected.

Please Note

EPC Rating: E.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Oil.

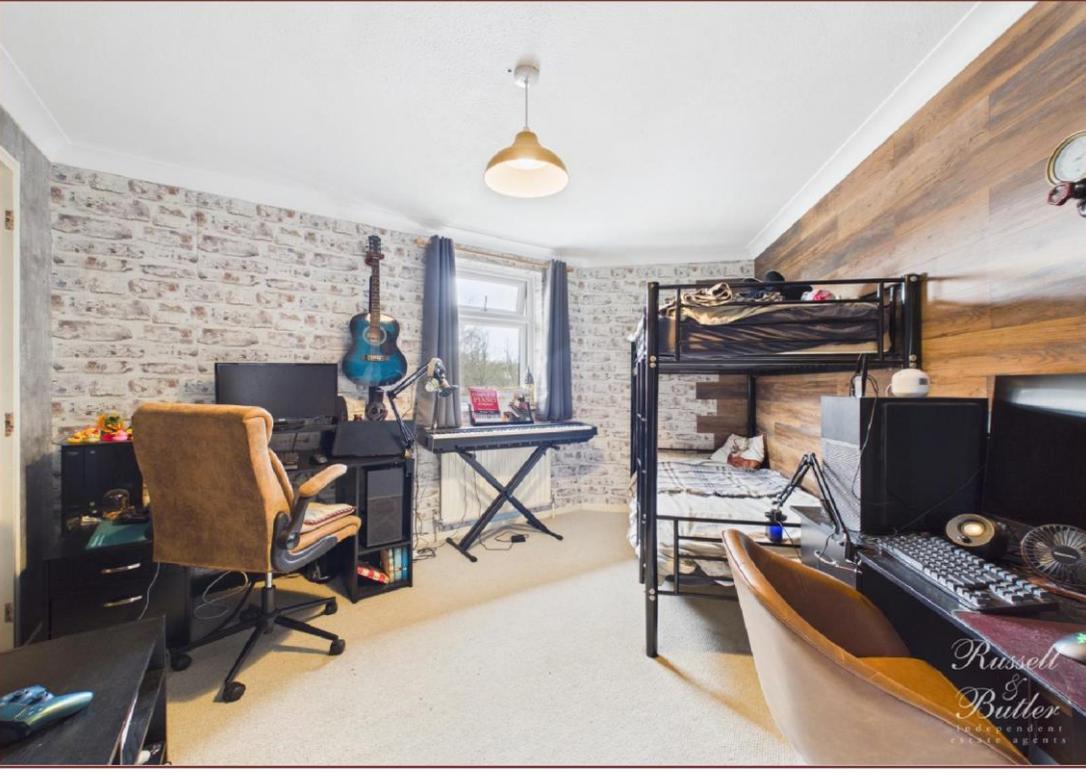
BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 82Mbps download and 20Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property 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.

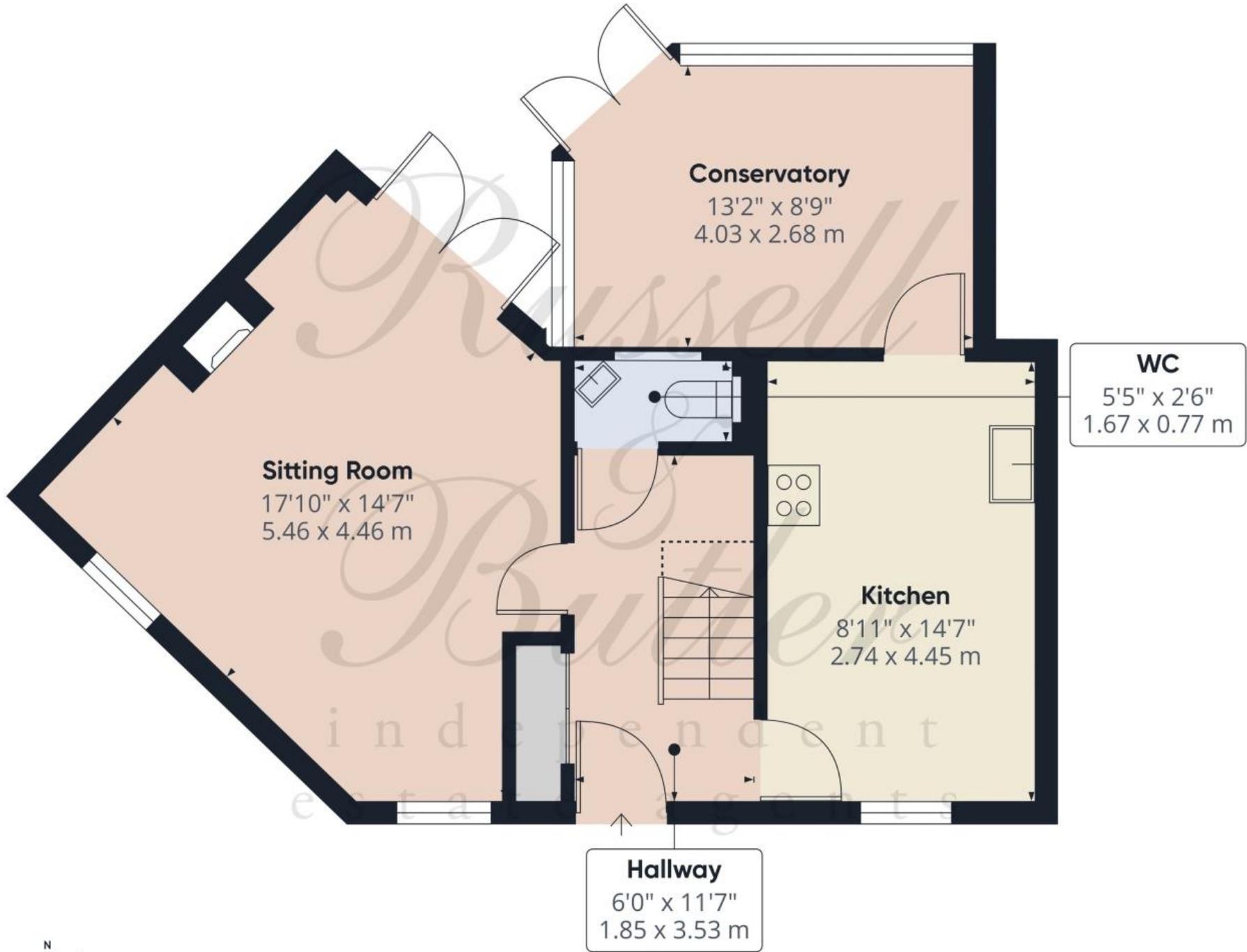
Mortgage Advice

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.









Approximate total area⁽¹⁾

554 ft²
51.5 m²

Reduced headroom

14 ft²
1.3 m²

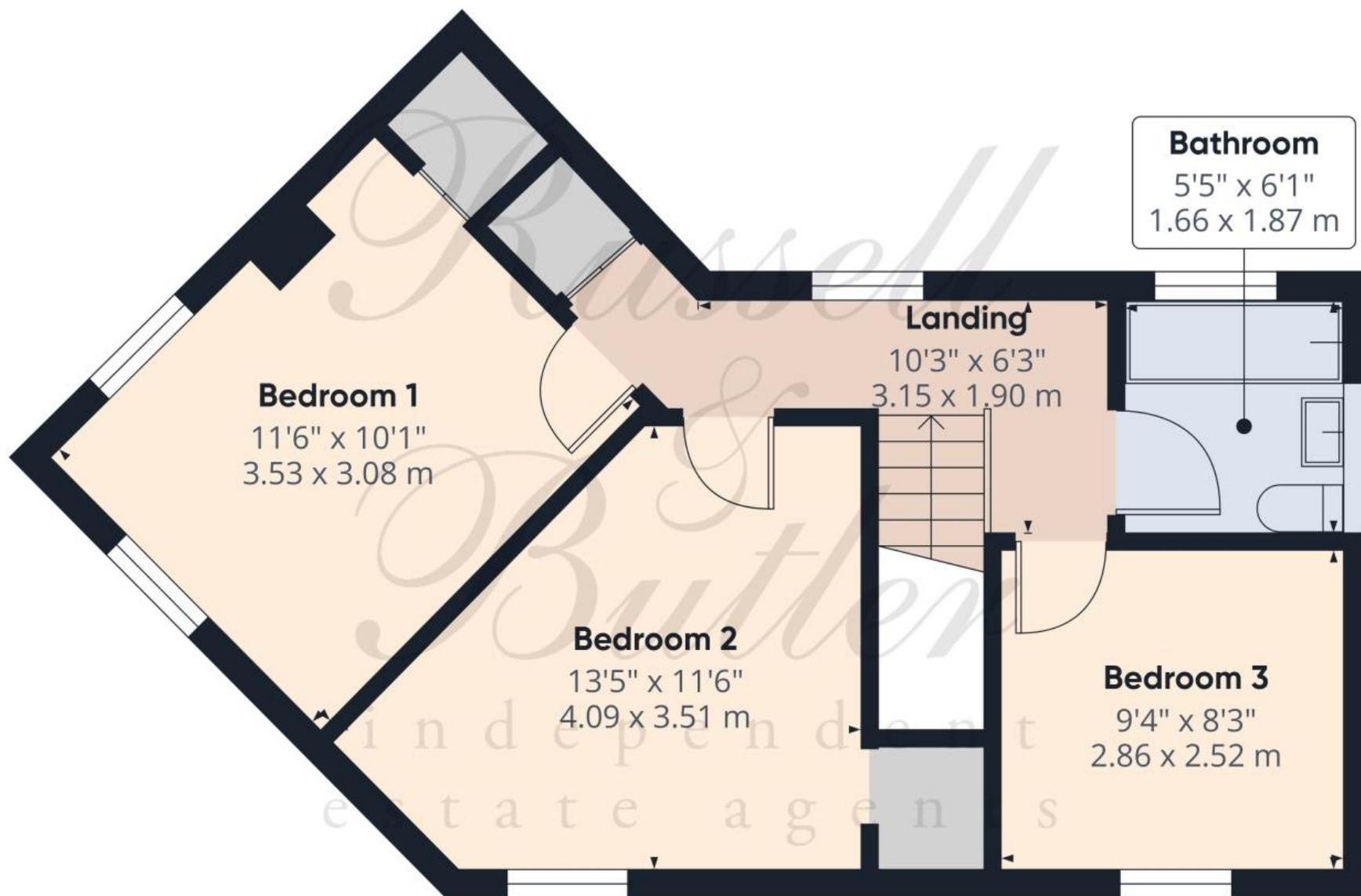
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

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Approximate total area⁽¹⁾

425 ft²
39.4 m²

(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.

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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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