

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: sales@russellandbutler.com



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Pillow Way, Buckingham, MK18 7RT

Asking Price £595,000.00 Freehold

A lovely 5 bedroom detached family home situated on the popular Lace Hill development and being within catchment and walking distance for Lace Hill Academy and both Buckingham Secondary and the Royal Latin Grammar Schools. The flexible accommodation is set over three floors and comprises: Entrance hallway, dual aspect sitting room with French doors leading onto rear garden, kitchen/dining room, fitted to a high specification with granite worktops & integrated appliances, utility area, cloakroom. On the first floor; main bedroom with built in wardrobes & en-suite shower room, two further double bedrooms & family bathroom, on the second floor spacious landing with Velux window, guest bedroom with en-suite shower room and further bedroom/dressing room. The rear garden is laid mainly to lawn with patio areas & provides access to the single garage with driveway parking in front. EPC Rating TBC/Council tax band F.



Entrance

Composite door to:

Entrance Hall

Radiator, tiled floor, stairs rising to first floor.

Cloakroom

White suite comprising pedestal wash hand basin, low level wc, ceramic tiled splash back, radiator, tiled floor.

Sitting Room

19' 5" X 10' 10" (5.94m X 3.31m)

Dual aspect with Upvc double glazed window to front aspect, Upvc double glazed French door to rear aspect, two radiators.

Kitchen/Breakfast Room

19' 5" X 9' 11" (5.92m X 3.03m)

Fitted to a high specification to include integrated single drainer sink unit with mono bloc mixer tap and cupboard under, further range of base, drawer and eyelevel units, Granite work tops and splash backs, integral double electric oven with five burner gas hob and extractor hood over, integrated dishwasher, radiator, tiled floor, Upvc double glazed window to rear aspect.

The utility area is open to the kitchen with base and eyelevel units, Granite work tops, integrated fridge freezer, space and plumbing for washing machine, composite door to rear garden.

Dining Area:

Radiator, tiled floor, Upvc double glazed window to front aspect.

First Floor Landing

Airing cupboard housing hot water tank with shelving and hanging rail as fitted, radiator, Upvc double glazed window to front aspect.

Bedroom One

10' 1" X 10' 9" (3.09m X 3.29m)

Fitted double width wardrobe with mirrored sliding doors, radiator, Upvc double glazed window to front aspect.

En-Suite

Suite of double width shower cubicle, wash hand basin, low level wc, heated towel rail, ceramic tiling to all splash areas, Upvc double glazed window to rear aspect.

Bedroom Four

10' 11" X 10' 1" (3.34m X 3.09m)

Radiator, Upvc double glazed window to front aspect.

Bedroom Five

10' 11" X 9' 1" (3.34m X 2.78m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

6' 9" X 5' 6" (2.08m X 1.69m)

White suite of panel bath with shower over, wash hand basin, low level wc, heated towel rail, ceramic tiling to all splash areas, tiled floor, Upvc double glazed window to rear aspect.

Second Floor Landing

Velux window, radiator.

Bedroom Two

15' 9" X 14' 10" (4.81m X 4.53m)

Dual aspect with Upvc double glazed window to front aspect, double glazed window to rear aspect, two radiators, access to loft space.

Bedroom Three

10' 4" X 10' 4" (3.17m X 3.15m)

Radiator, Upvc double glazed window to front aspect.

En-suite

Suite of shower cubicle, wash hand basin, low level wc, heated towel rail, ceramic tiling to all splash areas, double glazed Velux window to rear aspect.

Outside

Rear Garden

Fully enclosed and south facing rear garden, laid mainly to lawn with paved patio seating areas, raised sleeper flower beds, side gate access.

Garage

18' 6" X 9' 1" (5.64m X 2.79m)

Single garage with up and over door, power and light connected.

Please Note

EPC Rating: TBC Council Tax Band: F

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 & Ultra fast 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 would 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 Clare on 01280 815999 or 07772 159555.

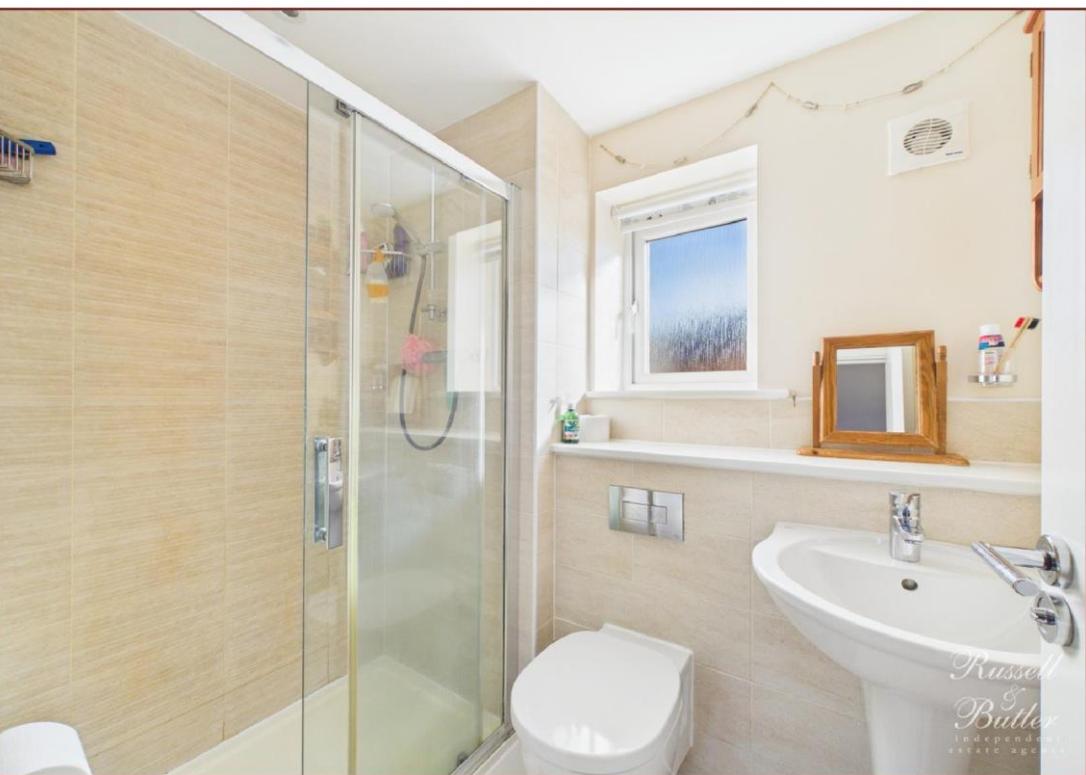


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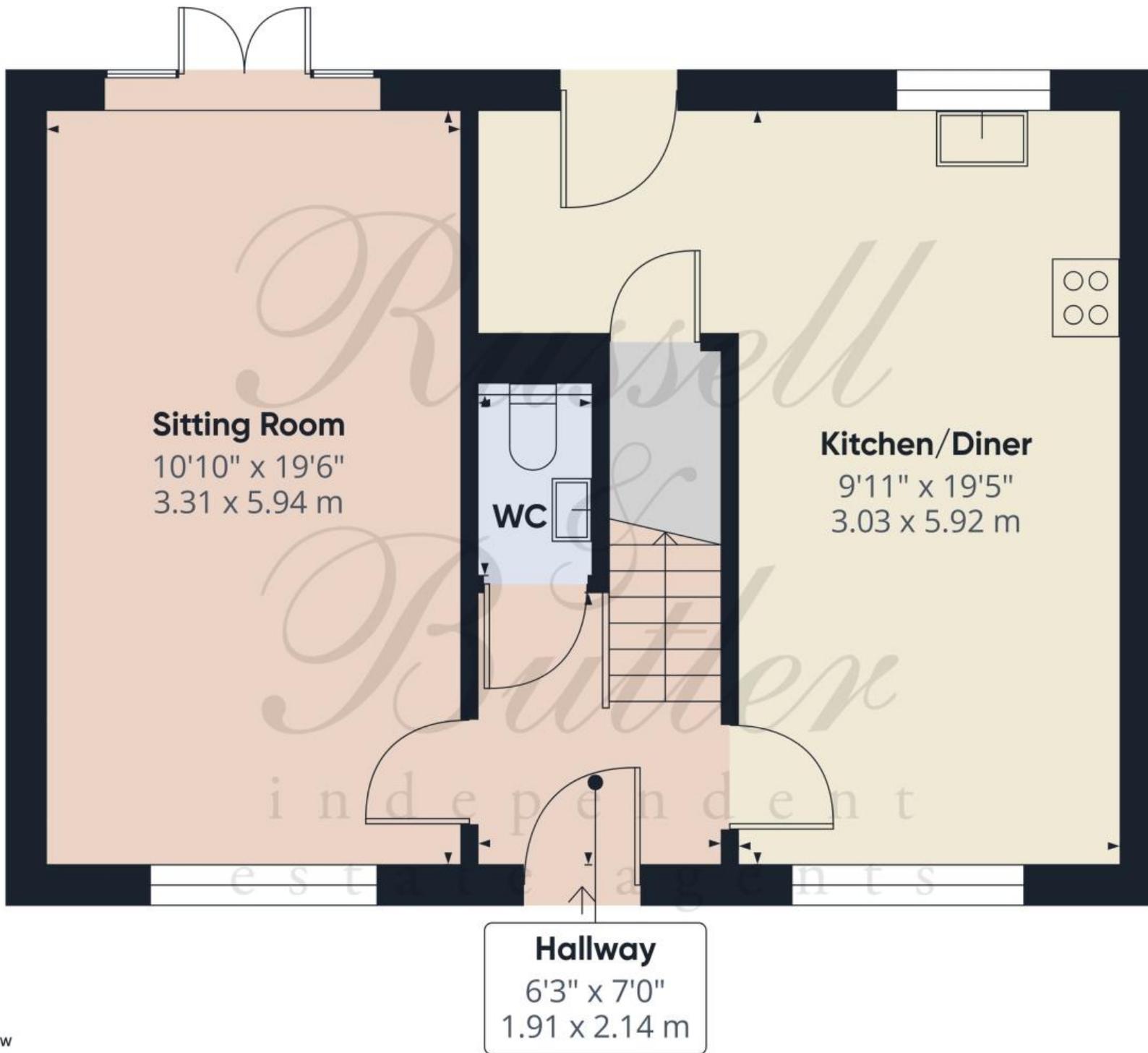
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Approximate total area⁽¹⁾

542 ft²

50.3 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

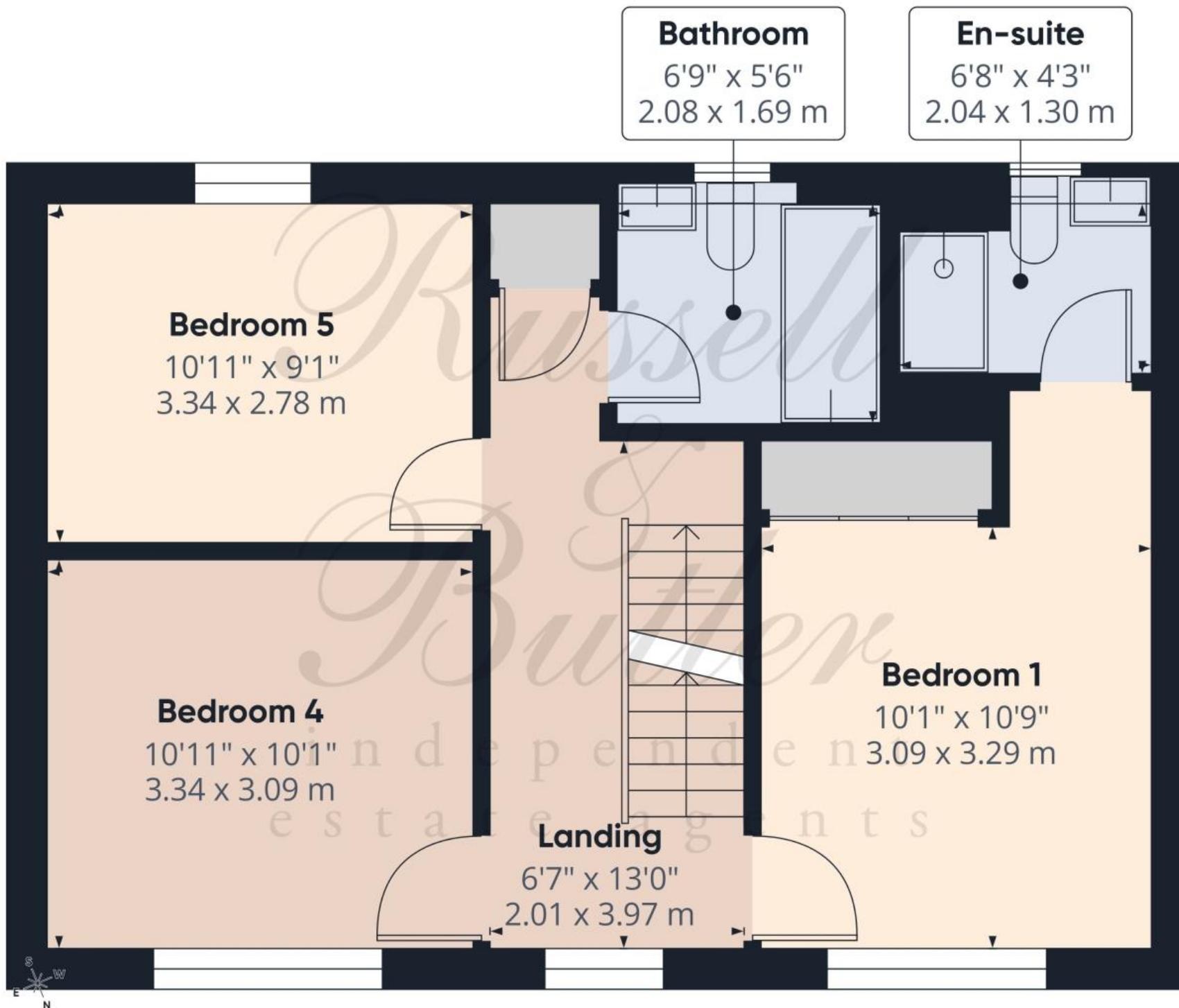
Reduced headroom

..... 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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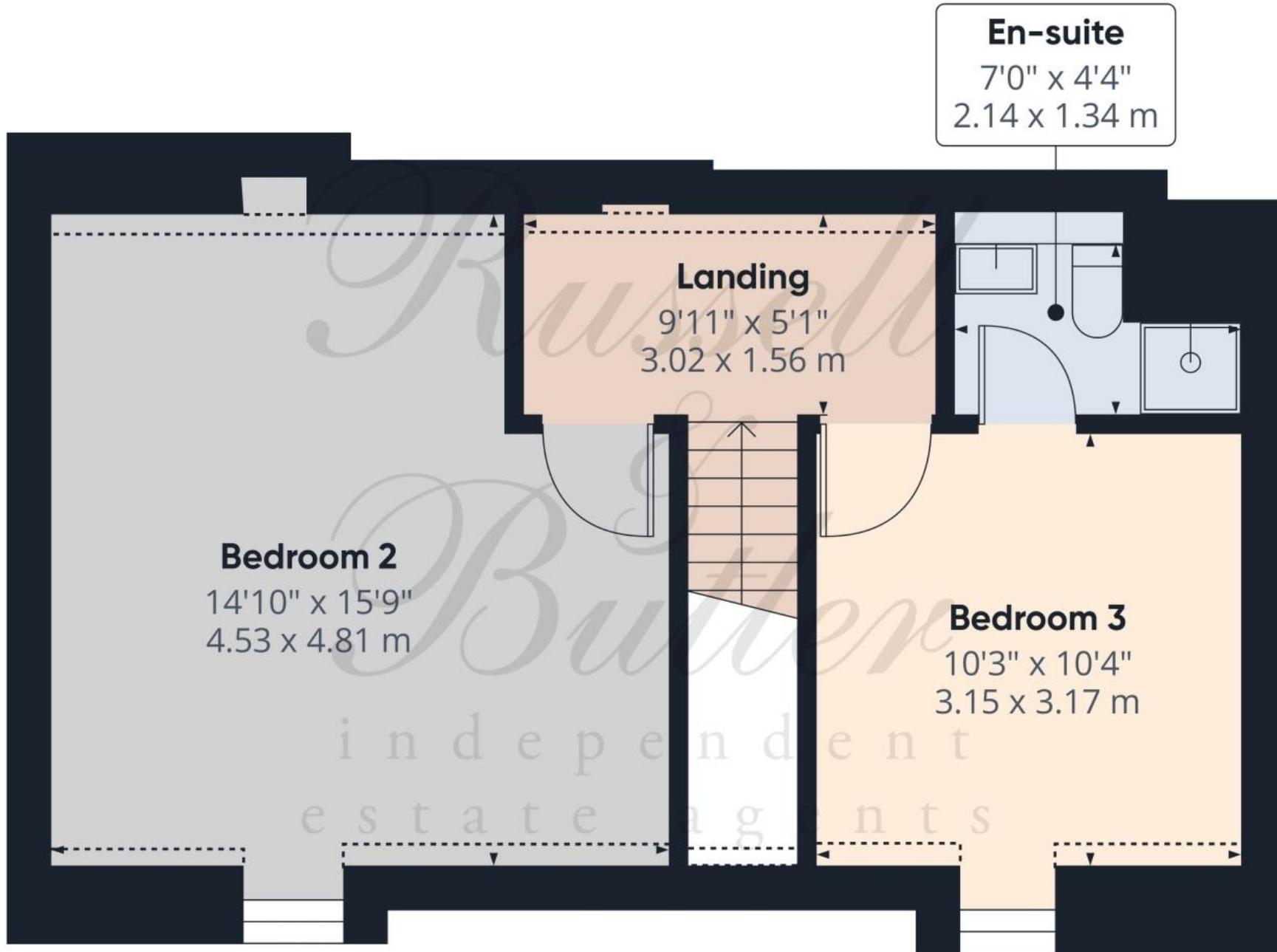


Approximate total area⁽¹⁾
504 ft²
46.8 m²

(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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Approximate total area⁽¹⁾

406 ft²

37.7 m²

Reduced headroom

17 ft²

1.6 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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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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