

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



*Russell & Butler*  
independent estate agents

## 46 Manor Road, Akeley, MK18 5HQ Asking Price £289,995.00 Freehold

A good sized three bedroom family home situated in the desirable village of Akeley. The property benefits from a downstairs WC, ensuite to bedroom one, plenty of downstairs space and good sized bedrooms. The accommodation fully comprises: Entrance porch, entrance hall, study/playroom, sitting room with multi fuel burner, kitchen/breakfast room, inner hallway giving access to the rear garden, a good sized pantry, downstairs WC, first floor landing, three good sized bedrooms, bedroom one benefiting from an ensuite shower room and a family bathroom. Outside there are both front and rear gardens. EPC rating E.



### **Entrance**

Door to:

### **Front Porch**

Upvc double glazed window to side aspect, door to:

### **Entrance Hall**

Electric heater, downlighters, stairs rising to first floor, under stairs storage.

### **Sitting Room**

4.01m Max, 3.52m Min x 3.48m Max

Fireplace with multi fuel boiler, electric heater, Upvc double glazed window to front aspect.

### **Study/Playroom**

3.12m Max, 2.08m Min x 2.00 Max, 0.95m Min

Electric heater, Upvc double glazed window to front aspect, downlighters.

### **Kitchen/Breakfast Room**

A range of base and eye level units, stainless steel single drainer sink unit with cupboard under, tiling to splash areas, space for white goods, electric heater, downlighters, Upvc double glazed window to rear aspect.

### **Inner Hallway**

A good sized pantry, door to rear.

### **Cloakroom**

Low level wc, wash hand basin with mixer tap, tiling to splash areas, electric heater, downlighters.

### **First Floor Landing**

Access to loft space, downlighters, cupboard housing hot water tank with shelving as fitted.

### **Bedroom One**

3.51m x 3.16m Max, 2.65m Min

Upvc double glazed window to rear aspect, electric heater, downlighters.

### **En-Suite**

Walk in shower, low level wc, wash hand basin, tiling to splash areas, extractor fan.

### **Bedroom Two**

3.57m including door recess, 2.96m to front of wardrobe x 3.45m Max

Upvc double glazed window to front aspect, a range of built in wardrobes, electric heater.

### **Bedroom Three**

3.21m x 2.13m

Upvc double glazed window to front aspect, electric heater.

### **Family Bathroom**

Fully tiled walk in shower with 'Mira' electric shower, white suite of bath, sink unit with mixer tap, low level wc, tiling to splash areas, extractor fan, downlighters, electric heater, Upvc double glazed window to rear aspect.

### **Front Garden**

Laid mainly to lawn with path leading to property entrance, outside light.

### **Rear Garden**

Artificial grass, wood store, two storage sheds, gated rear access, outside tap, outside light.

### **Please Note**

All mains services connected.

EPC Rating: E

Council Tax Band: C

### **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.

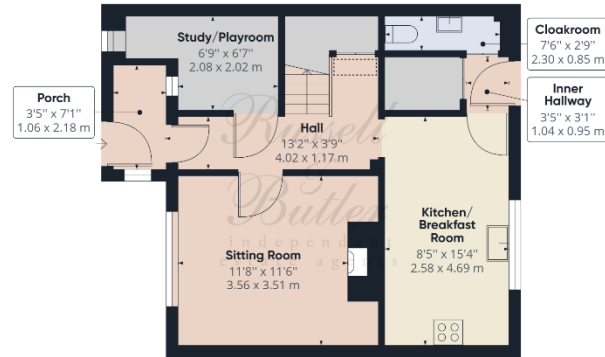
### **N.B.**

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

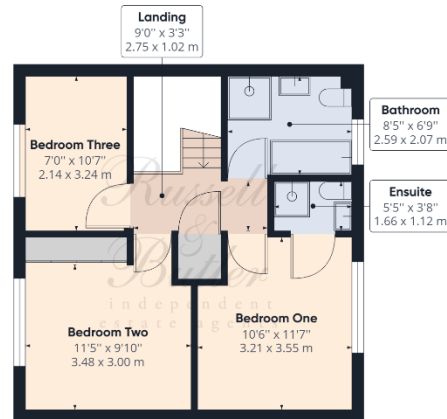




*Russell  
& Butler*  
independent  
estate agents



Floor 0



Floor 1

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

951.00 ft<sup>2</sup>  
88.35 m<sup>2</sup>

**Reduced headroom**

3.03 ft<sup>2</sup>  
0.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

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.

Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)

