

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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**Barn View, Green End, Buckingham, MK18 3NT**  
**Asking Price £599,995.00 Freehold**

Situated along a country lane in a sought after village, we are pleased to offer this spacious three double bedroom detached house, offered in excellent order throughout and benefitting from a lovely extended kitchen/breakfast room, oil to radiator central heating, double glazing, En-suite to the master bedroom, garage converted to provide a store and an office, a south facing rear garden with a large workshop and parking for several cars. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen/breakfast room, bedroom one with En-suite shower, two further double bedrooms, family shower room, garage conversion (now a store and an office), gardens to front and rear. Energy rating D.



### **Entrance**

Solid wood entrance door to:

### **Entrance Hall**

Double radiator, wood laminate flooring, under stairs storage cupboard, stairs rising to first floor.

### **Cloakroom**

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

### **Sitting Room**

6.16m x 3.19m

Hole in wall log effect electric fire, wood flooring, double radiator, radiator.

### **Dining Room**

3.97m x 3.07m

Double radiator, Upvc double glazed windows to front and side aspects.

### **Conservatory**

2.83m x 2.59m

Upvc double glazed with brick base, vaulted ceiling with five Velux windows, wood laminate flooring, double glazed French patio door to rear garden.

### **Kitchen/Breakfast Room**

6.03m x 3.02m

Fitted to comprise Belfast sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, solid wood work surfaces, ceramic tiling to splash areas, radiator, ceramic tiled floor, integrated microwave, "Range master" LPG range cooker, extractor canopy over, plumbing for automatic washing machine and dishwasher, vaulted ceiling to breakfast room with four Velux windows, tall radiator.

### **Side Passage**

6.22m x 0.97m

Useful covered side passage with doors to front and rear.

### **First Floor Landing**

Access to loft space, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted, sealed unit double glazed window to side aspect.

### **Bedroom One**

3.97m + door recess x 3.10m

Radiator, built in wardrobes, Upvc double glazed window to rear aspect with country side views.

### **En-Suite**

2.16m x 1.40m

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, extractor fan, ceramic tiled floor, inset downlighters, ladder towel radiator.

### **Bedroom Two**

3.71m + Door recess x 3.25m

Built in wardrobes, Upvc double glazed window to rear aspect with country side views.

### **Bedroom Three**

3.99m x 3.09m

Radiator, Upvc double glazed windows to front aspect.

### **Family Shower Room**

2.29m Max x 1.79m to rear of shower

Fully tiled walk in shower cubicle with glazed screen, pedestal wash hand basin, low flush wc, full ceramic tiling to two walls, ladder towel radiator, shaver point, Upvc double glazed window to front aspect, radiator, ceramic tiled floor.

### **Front Garden**

Good size front garden, laid to lawn in two parts with block paved and concrete driveway providing parking for several cars, fully enclosed by timber fencing, single and double wrought iron gates, covered side access to:

### **Rear Garden**

South facing rear garden, laid to lawn, flower and shrub beds and borders, raised decking, block paved patio and path, BBQ area under pergola with timber decking, large work shop summer house, concealed oil tank.

### **Garage**

Garage conversion with store to the front, up and over door, power and light connected, office to rear with Upvc double glazed door to rear, cupboard housing boiler supplying both central heating and domestic hot water.

### **Please Note**

All mains services connected with the exception of gas.

EPC Rating: D

Council Tax Band: F

### **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.





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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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