

Russell & Butler

independent estate agents

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18 Mayflower Street, Buckingham, MK18 7RN

Asking Price £535,000.00 Freehold

A David Wilson four bedroom detached family home presented in excellent decorative order on the popular Lace Hill development, being within easy walking distance to local parks and green open spaces and catchment to Lace Hill Academy, Buckingham Secondary School and the Royal Latin Grammar Schools. The accommodation over three floors comprises: Reception hall, ground floor cloakroom, dual aspect sitting room, kitchen/diner with integrated appliances and French doors leading out onto the south/east facing patio and rear garden, separate utility room. First floor; spacious landing with double width airing cupboard, master bedroom with dressing area and en-suite shower room, further double bedroom with built in wardrobes and the family bathroom. Second floor, landing with Velux window making an ideal work/study area, two good sized bedrooms and further shower room. Sunny gardens to the rear, driveway and garage to the front aspect.



Entrance

Door to:

Entrance Hall

Ceramic tiled floor, radiator, stairs rising to first floor.

Cloakroom

Low level wc, pedestal wash hand basin, ceramic tiled floor, extractor fan, radiator.

Sitting Room

5.44m x 3.25m

Upvc double glazed Bay window to side aspect and UPVC double glazed window front aspect with plantation blinds, two radiators.

Kitchen/Diner

5.43m x 4.20m Max, 2.92m Min

a spacious family kitchen/diner, fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, work tops over, integrated dishwasher, 6 burner gas hob, electric oven under, integrated fridge/ freezer, cupboard housing 'Ideal' gas fired boiler supplying both domestic hot water and radiator central heating, under counter lighting, ceramic tiled flooring, Upvc double glazed Bay with French doors to rear garden, Upvc double glazed windows to side and rear aspects, radiator.

Utility

1.76m x 1.69m

With space and plumbing for washing machine and tumble dryer, work tops over, radiator, ceramic tiled floor, extractor fan, part glazed door to side aspect, under stair storage cupboard.

First Floor Landing

Upvc double glazed window to rear aspect, double width airing cupboard, radiator, stairs rising to second floor.

First Floor Master Bedroom

3.44m x 3.19m

Upvc double glazed window to front aspect, radiator, dressing area with two triple wardrobes with hanging rail and shelving as fitted. Door to:

En-Suite

2.23m x 1.41m

Fully tiled double width shower cubicle with shower as fitted, wash hand basin, low level w/c, light and shaver point, extractor fan, inset downlighters, ceramic tiled floor, ceramic tiling to splash areas, Upvc double glazed window to side aspect.

First Floor Bedroom Two

3.46m x 2.97m

Upvc double glazed window to front aspect, radiator, benefitting from a range of built in wardrobes.

First Floor Bathroom

1.99m x 1.69m

White suite of low level w/c, pedestal wash hand basin, panel bath, ceramic tiled floor, inset downlighters, extractor fan, Upvc double glazed window to side aspect, half height ceramic tiling to walls, radiator.

Second Floor Landing

A light bright landing currently being used as Study/work space. Large storage cupboard, Velux window.

Second Floor Bedroom Three

4.28m x 2.98m

Upvc double glazed window to front aspect, radiator.

Second Floor Bedroom Four

Upvc double glazed window to front aspect, radiator.

Second Floor Shower Room

Fully tiled shower cubicle with shower as fitted, pedestal wash hand basin, low level W/C, radiator, ceramic tiling to splash areas, Upvc double glazed window to rear aspect.

Outside

Front Aspect

Block paved driveway for several vehicles leading to the detached single garage with up and over doors, light and power connected, eaves storage space.

Rear Garden

A sunny aspect rear garden fully enclosed landscaped rear garden with paved patio, additional decked entertaining area, artificial lawn, flower beds, outside tap, additional storage space to side, gated side access.

Please Note

All mains services connected.
EPC Rating: B
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 Clare on 01280 815999 or 07772 159555. Alternatively, you can email clare.jarvis@mab.org.uk.

N.B.

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





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