

Russell & Butler

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Elmside, Winslow, MK18 3HY

Guide Price £459,995 Freehold

A fabulous three bedroom detached house situated in a sought after location not far from Winslow's town centre. The property has been recently refurbished and offers gas to radiator central heating, UPVC double glazing, fitted kitchen, a separate dining room, a family room and a good sized south facing rear garden. The accommodation comprises: Entrance porch, entrance hall, sitting room with multi fuel burner, dining room, family room, kitchen open through to a utility area, three bedrooms, bathroom, carport, garage and gardens to front and rear. Energy rating D.



Entrance

Upvc double glazed entrance door to:

Entrance Porch

Two Upvc double glazed windows, Quarry tiled floor, Upvc double glazed door to:

Entrance Hall

Built in storage cupboard with shelving, staircase to first floor, central heating thermostat, double radiator.

Cloakroom

White suite of low level wc, wash hand basin with cupboard under, ceramic half tiling to walls, ceramic tiled floor, Upvc double glazed window to side aspect, extractor fan.

Sitting Room

4.41m x 4.02m

Fireplace with multi fuel burner, wood laminate flooring, double radiator, Upvc double glazed window to front aspect, under stairs storage cupboard, double doors to kitchen/dinner.

Dining Room

2.91m x 2.71m

Two double radiators, wood laminate flooring, concertina door to family room, door to kitchen, internal window (non opening) to kitchen.

Family Room

3.36m x 2.99m

Double radiator, Upvc double glazed window to garden, Upvc double glazed single panel door to rear garden, wood laminate flooring.

Kitchen

4.45m x 2.88m

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with electric oven under, extractor hood over, inset LED downlighting, two Upvc double glazed windows to rear aspect, open through to utility room.

Utility Area

1.65m x 1.54m

Fitted base and eyelevel units with rolled edge work surfaces, plumbing for automatic washing machine, ceramic tiled floor, "Worcester" gas fired boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed door to side.

First Floor Landing

Upvc double glazed window to side aspect.

Airing cupboard housing hot water tank and immersion heater, linen storage as fitted.

Bedroom One

3.45m x 3.12m

Double radiator, built in wardrobes, Upvc double glazed window to front aspect.

Bedroom Two

3.32m x 2.90m

Double radiator, Upvc double glazed window to rear aspect, access to loft space.

Bedroom Three

2.56m Max x 2.19m Max

Double radiator, built in wardrobe, Upvc double glazed window to front aspect.

Bathroom

White suite of panel bath with 'Triton' electric shower over, wash hand basin with cupboard under, low level WC, tiling to splash areas, double radiator, Upvc double glazed window to side aspect.

Front Garden

Laid to lawn with flower and shrub beds, block paved drive leading to carport and garage.

Rear Garden

Laid partly to lawn with well stocked flower and shrub beds and borders, good sized paved patio, brick built BBQ, storage shed, outside tap, outside light, fully enclosed, south facing.

Garage

5.47m x 2.53m

Up and over door, power and light connected, personal door to

rear garden, window to rear aspect.

Please Note

All mains services connected.

EPC Rating: D

Council Tax Band: E

Mortgage Advice

If you require a mortgage we highly recommend that you speak to our independent Mortgage Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.

N.B.

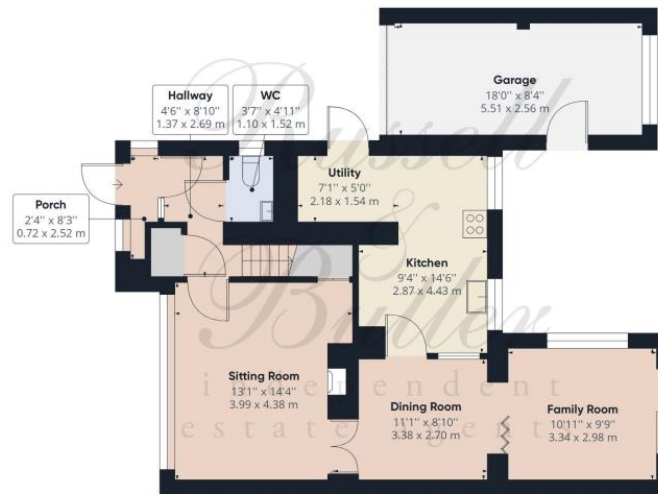
Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.





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Floor 0



Floor 1

Approximate total area⁽¹⁾

1172.58 ft²
108.94 m²

(1) Excluding balconies and terraces

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