

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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High Street, Stony Stratford, MK11 1AW

Asking Price £875,000.00

A fabulous four double bedroom detached residence ideally located within easy walking distance of Stony Stratford's town centre. The property has been fully renovated and extended to a high standard and offers a beautiful fitted kitchen, two good size En-suites, gas central heating (underfloor to the ground floor), a large double garage with electric doors, a good sized rear garden and electric gates providing secure parking. The accommodation comprises: Entrance hall, front to back sitting room, dining toom, kitchen/breakfast room, utility room, ground floor cloak/shower room, master bedroom with dressing area and En-suite with bath and separate shower, guest bedroom with En-suite shower room, two further bedrooms, family bathroom with bath and separate shower, double garage and gardens. NO ONWARD CHAIN. Energy rating C.



Entrance

Double glazed entry door to:

Entrance Hall

Stairs rising to first floor.

Kitchen/Breakfast Room 20' 5" X 13' 0" (6.23m X 3.98m)

Beautiful fitted kitchen comprising inset double Belfast sink unit with monobloc mixer taps, cupboard under, a further range of base and eye level units, Quartz work surfaces and Quartz splash backs. A five burner gas hob with concealed extractor hood over, two split level electric ovens one double with grill. integrated fridge. Integrated freezer. Integrated dishwasher, inset LED downlighting, double glazed bi-fold doors to rear garden. Large under stairs storage cupboard with lighting, extractor fan, ceramic tiled floor with under floor heating.

Utility Room 9' 2" X 6' 5" (2.80m X 1.97m)

Inset single drainer sink unit with monobloc mixer tap with cupboard under. Full range of base and eye level units, Quartz work surfaces and splash backs. Plumbing for automatic washing machine, inset LED downlighters, ceramic tiled floor with under floor heating, extractor fan, double glazed door to garden, double glazed window to rear aspect, door to double garage.

Cloak/Shower room

White suite comprising of fully tiled shower cubicle, wash hand basin with cupboard under, low flush WC, ceramic half tiling to walls, ceramic tiling to floor with under floor heating, double glazed window to side aspect.

Sitting Room 20' 3" X 11' 8" (6.19m X 3.57m)

Fireplace with wood burner, inset LED down lighting, double glazed window to front aspect, double glazed bi-folding doors to rear garden, under floor heating.

Dining Room 11' 10" X 11' 8" (3.62m X 3.56m)

Double glazed windows to side and front aspects, inset LED downlighting, under floor heating.

First Floor Landing

Two radiators, oak balustrade and staircase, double glazed windows to front and rear aspects. Inset LED down lighting, airing cupboard housing hot water tank and immersion heater, "Vailant" gas fired boiler servicing both central heating and domestic hot water. Access to boarded loft space with wooden pull down folding ladder.

Master Bedroom 20' 2" X 13' 0" (6.15m X 3.98m)

+ Dressing Area 2.70m x 2.22m 8'10" x 7'3"
Two radiators, three double glazed windows to front and rear aspects, inset LED down lighters.

En-Suite 10' 10" X 6' 10" (3.32m X 2.09m)

White suite of panelled bath with mixer tap, double width fully tiled shower cubicle, wash hand basin, low flush WC. Ceramic tiled floor with under floor heating. Ceramic half tiling to walls, inset LED down lighting, double glazed window to front aspect, extractor fan, shaver point, ladder towel radiator.

Bedroom Two 11' 9" X 11' 8" (3.60m X 3.56m)

Radiator, double glazed windows to front and side aspects, inset LED downlighting.

En-Suite 7' 10" X 5' 5" (2.41m X 1.67m)

White suite of double width fully tiled shower cubicle, wash hand basin, low flush WC, ceramic half tiling to walls, ceramic tiled floor with under floor heating. extractor fan, Ladder towel radiator, inset LED downlighting.

Bedroom Three 11' 9" X 10' 4" (3.59m X 3.16m)

Radiator, double glazed window to rear aspect, inset LED downlighting.

Bedroom Four 11' 10" X 9' 5" (3.61m X 2.89m)

Radiator, double glazed window to front aspect, inset LED downlighting

Family Bathroom 9' 1" X 5' 3" (2.78m X 1.61m)

White suite of panelled bath with mixer tap, double width fully tiled shower cubicle, wash hand basin, low flush WC, ceramic half tiling to wall, ceramic tiled floor with under floor heating. Ladder towel radiator, inset LED downlighting. Double glazed window to rear aspect, extractor fan, shaver point.

Outside

Front Garden

Front garden enclosed with hedge behind stone wall with timber fence to both sides. Laid in two parts to lawn with path to entrance. Block paved drive, accessed via electric wooden gates to double garage. Side access to either side leading to rear garden. Outside lighting.

Rear Garden

Laid mainly to lawn with two good sized patios, connected via a path. Fully enclosed by stone and brick rendered wall and timber fencing. Outside tap, outside lighting and outside power point.

Double Garage 20' 4" X 20' 2" (6.21m X 6.15m)

Double garage with two electric up and over doors. Power and light connected, double glazed door and side door to utility room.

Please Note

All mains services connected
EPC Rating: C
Council Tax Band: F

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.

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.





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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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