

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Artwood, Leckhampstead Road, Akeley MK18 5HD Asking Price £450,000.00 Freehold

A rare opportunity to purchase this spacious three bedroom semi detached family home well situated in the desirable village of Akeley and on a good sized plot. The property offers potential throughout and comprises: Entrance porch, entrance hall, large lounge/diner, kitchen/breakfast room, utility/boot room with access to the garage, cloakroom, study/playroom, spacious first floor landing with built in storage, three good sized bedrooms and family bathroom. The property has both front & rear gardens, driveway and garage. EPC rating TBC.



Entrance

Door to;

Entrance Porch

Upvc double glazed window to front aspect, windows to side, door to;

Entrance Hall

Radiator, under stairs storage space, stairs rising to first floor.

Lounge/Diner 22' 9" X 16' 7" (6.95m X 5.07m)

6.95 m max x 5.07m max

Upvc double glazed window to front aspect, Upvc double glazed window to rear aspect, French doors to rear, open fire, two radiators.

Kitchen/Breakfast room 13' 11" X 11' 10" (4.25m X 3.61m)

4.25m max x 3.61m max

A range of base units, sink with mixer tap, cupboard under, tiling to splash areas, space for oven, space for dishwasher, oil fired boiler, radiator, Upvc double glazed window to rear aspect, built in storage with shelving as fitted, Upvc double glazed window to rear aspect.

Utility/Boot Room 9' 1" X 10' 11" (2.78m X 3.34m)

Space for washing machine and space for dryer, space for fridge or freezer, door to side, door to rear, access to garage.

Cloakroom

Low level wc, wash hand basin, tiling to splash areas, Upvc double glazed window to rear aspect.

Study/Playroom 10' 9" X 9' 10" (3.28m X 3.01m)

Upvc double glazed window to front aspect, radiator.

First Floor Landing

Access to loft space, built in cupboard, further built in storage, Upvc double glazed window to rear aspect.

Bedroom One 14' 4" X 12' 7" (4.39m X 3.84m)

4.39m max x 3.84m max

Upvc double glazed window to front aspect, radiator, built in storage with rail and shelving as fitted.

Bedroom Two 13' 10" X 11' 5" (4.23m X 3.50m)

Upvc double glazed window to front aspect, radiator, built in storage with shelving as fitted.

Bedroom Three 11' 3" X 10' 5" (3.43m X 3.18m)

Upvc double glazed window to rear aspect, radiator, built in storage with shelving as fitted.

Family Bathroom 8' 7" X 8' 5" (2.62m X 2.58m)

White suite of bath with shower attachment, low level wc, wash hand basin, radiator, tiling to splash area, Upvc double glazed window rear aspect.

Outside

Front Aspect

Laid mainly to lawn with driveway providing plenty of parking, a range of flower and shrub beds, gated side access.

Rear Garden

Laid mainly to lawn with patio area, a range of flower and shrub beds, storage shed, oil tank, outside tap.

Garage 16' 6" X 9' 3" (5.04m X 2.82m)

Up and over door, power and light connected.

Please Note

All main services connected with the exception of gas.

Council Tax Band D.

EPC rating TBC

Solar Panels.

Due to the fact that the solar panels are rented, this may limit your choice of mortgage lender, please ask for further details.

N.B.

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

Mortgage Advice

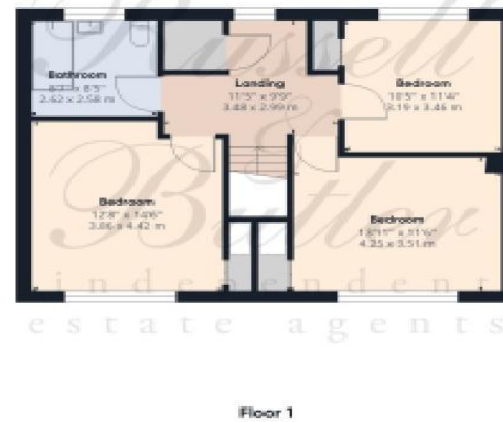
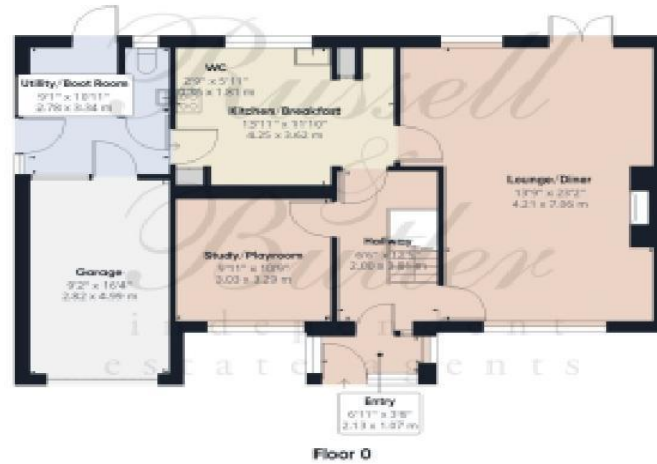
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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Approximate total area⁽¹⁾
1649.41 ft²
153.23 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.

GIRAFFE 360

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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