

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

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Cotton End, Buckingham, MK18 7RJ

Asking Price £515,000.00 Freehold

A four bedroom detached family home located on the popular Lace Hill development and being within walking distance and catchment for Lace Hill Academy, Buckingham Secondary and the Royal Latin Grammar Schools. The accommodation comprises, entrance hall, ground floor cloakroom, kitchen/diner with integrated appliances, sitting room which opens through into the conservatory addition with French doors leading out onto the rear garden. On the first floor there are three bedrooms, two of which are good size doubles and the family bathroom. The second floor comprises of the master bedroom suite with dressing area and four piece en-suite bathroom. The property benefits further from being in a cul de sac location, block paved driveway for several vehicles and a single garage. EPC rating B. Annual management charge approx £250 per annum.



Entrance

Door to:

Entrance Hall

Tiled flooring, stairs rising to first floor, under stair storage cupboard, radiator.

Cloakroom

White suite of low level W/C, wall mounted wash hand basin, ceramic tiling to splash areas, radiator, tiled flooring, Upvc double glazed window to rear aspect.

Kitchen/Diner

15' 10" X 9' 4" (4.83m X 2.87m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer taps, cupboard under, a further range of wall, base and drawer units with work tops over, built in four ring gas hob with extractor hood over, electric oven under, integrated fridge/freezer, integrated dishwasher, integrated washing machine. Ceramic tiled flooring, two Upvc double glazed windows to front and rear aspects. Cupboard housing 'Ideal' gas fired boiler serving both domestic hot water and radiator central heating.

Sitting Room

15' 10" X 9' 9" (4.85m X 2.99m)

Tiled flooring, radiator, Upvc double glazed window to front aspect, open through to:

Conservatory

12' 7" X 9' 3" (3.86m X 2.82m)

Upvc double glazed conservatory with French doors leading out onto the rear garden, tiled flooring.

First Floor Landing

Upvc double glazed window to rear aspect, stairs rising to second floor.

Bedroom Two

10' 0" X 9' 2" (3.07m X 2.81m)

Radiator, Upvc double glazed window to front aspect.

Bedroom Three

9' 10" X 9' 4" (3.01m X 2.86m)

Radiator, Upvc double glazed window to front aspect.

Bedroom Four

10' 1" X 6' 5" (3.09m X 1.98m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

6' 9" X 6' 2" (2.06m X 1.89m)

White suite of panel bath, low level W/C, wash hand basin, radiator, ceramic tiling to walls, Upvc double glazed window to rear aspect.

Second Floor Master Bedroom

14' 2" X 13' 4" (4.34m X 4.07m)

A spacious master bedroom with Velux window, Upvc double glazed window to front aspect, radiator, airing cupboard housing hot water tank.

Dressing Area

7' 5" X 13' 1" (2.27m X 4.01m)

En Suite Bathroom

6' 5" X 10' 0" (1.97m X 3.06m)

A four piece bathroom suite comprising of panel bath, fully tiled separate shower cubicle with shower as fitted, wash hand basin, low flush W/C, radiator, tiling to splash areas, Upvc double glazed window to front aspect.

Outside

Block paved driveway for several vehicles leading to single garage, gated side access to rear garden.
Electric car charging point.

Single Garage

18' 0" X 9' 4" (5.49m X 2.87m)

With up and over door.

Rear Garden

Laid mainly to lawn, paved patio, fully enclosed by panel fencing.

Please Note

All main services are connected.

Council tax band E

EPC rating B

Annual management charge approx £250 per annum.

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.





*Russell
& Butler*
independent
estate agents





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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