

*Russell & Butler*

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# Woodlands Crescent, Buckingham, MK18 1PJ

Asking Price £355,000.00

A good size two bedroom semi-detached bungalow well situated on Woodlands Crescent, a quiet location but still within walking distance of Buckingham town centre. The property benefits from having a detached garage, driveway and large rear garden. The accommodation fully comprises: Spacious entrance hall, lounge/dining room, inner hall, re-fitted kitchen, two double bedrooms overlooking the lovely rear garden, bathroom with white bathroom suite and a large established garden to the rear. There is a driveway providing off road parking and leading to the detached single garage. The property further benefits from UPVC double glazed windows and doors throughout and gas to radiator central heating. The property has been well maintained throughout and also benefits from a refitted boiler. EPC rating C.



### **Entrance**

Upvc double glazed door leading to :

### **Lounge/Diner**

5.29m Max x 3.49m Max

With UPVC double glazed window to front aspect, picture rail, feature fireplace with gas fire as fitted.

### **Inner Hallway**

Access to part boarded loft space with ladder, light and power connected.

### **Kitchen**

3.21m Max x 2.52m Max

Refitted to comprise inset sink unit with mixer tap and cupboard under, a range of wall and base units, tiling to splash areas, integrated oven and hob, extractor over, space for fridge freezer, ' Worcester' gas fired boiler serving both domestic hot water and radiator central heating, Upvc double glazed window and door to side aspect, space and plumbing for washing machine, pantry/storage cupboard, radiator.

### **Bedroom One**

3.94m Max x 3.13m Max

Upvc double glazed door to rear aspect, radiator, picture rail.

### **Bedroom Two**

3.06m Max x 3.04m Max

Upvc double glazed to rear aspect, radiator, dado rail.

### **Bathroom**

White suite of panel bath with shower over, glazed screen, wash hand basin with mixer tap and low level W/C , full height ceramic tiling to walls, Upvc double glazed window to side aspect, heater towel rail.

### **Outside**

#### **Front Aspect**

Enclosed by half height brick walling and wrought iron gates, driveway leading to single garage and gated access to rear garden.

#### **Single Garage**

5.11m Max x 2.58m Max approx

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5.11m Max x 2.58m Max approx

With up and over door, window and personal door to side aspect, light and power connected.

### **Rear Garden**

A good sized and well stocked rear garden with two patio areas, laid to lawn with established trees, a range of flower and shrub beds, storage shed.

### **Please Note**

All main services are connected.

EPC Rating : C

Council Tax D

### **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.















