

Russell & Butler

independent estate agents

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Oak Tree House Valley Road, Finmere, MK18 4AL

Asking Price £539,000.00 Freehold

We are delighted to offer for sale this detached, three double bedroom home in the sought after village of Finmere. The accommodation is over two floors and comprises: Entrance porch, entrance hall, utility, dual aspect sitting room with wood burner stove and doors leading out onto a sunny patio, kitchen/breakfast room which opens into the dining room and in turn to an additional family room also with wood burning stove, providing an open plan entertaining and living space. Bedroom three is on the ground floor along with the re-fitted family bathroom. The first floor landing benefits from a spacious built in cupboard with replacement gas fired boiler, master bedroom with a recently re-fitted En suite shower room and bedroom two. Outside the property sits well in its own plot with good size wrap around gardens, off road parking for several vehicles and a double width garage with electric roller door. EPC rating D.



Entrance

Door to:

Entrance Porch

Glazed door to Entrance hall.

Hall

Radiator, double doors to Utility room, ceramic tiled floor.

Utility Room

Space and plumbing for washing machine, space for tumbler dryer, work tops over, double glazed window to front aspect, radiator, ceramic tiled floor.

Living Room

13' 8" X 19' 0" (4.18m X 5.81m)

Dual aspect sitting room with Upvc double glazed window to front and side aspects, Upvc double glazed sliding doors to patio, inset downlighters, coving to ceiling, wood burning stove.

Kitchen/Breakfast

16' 7" X 9' 9" (5.08m X 2.99m)

Fitted to comprise inset four ring gas hob, built in double electric oven, inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, work tops over, ceramic tiling to splash areas, wood laminate floor, space for dishwasher, space for American style fridge freezer, Upvc double glazed window overlooking the side garden, large under stairs storage cupboard, additional storage cupboard, archway through:

Dining Room

14' 11" X 9' 9" (4.55m X 2.99m)

Upvc double glazed window to rear aspect, coving to ceiling, radiator, open through to Family room.

Family Room

20' 7" X 9' 0" (6.28m X 2.75m)

Upvc double glazed window to front, side and rear aspects, upright wall mounted radiator, wood burning stove, inset downlighters.

Inner Hallway

Large storage cupboard.

Ground Floor Bedroom Three

15' 3" X 10' 0" (4.67m X 3.07m)

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

Ground Floor Family Bathroom

5' 8" X 6' 7" (1.74m X 2.03m)

Refitted to comprise 'L' shaped bath, separate shower over, glazed screen, wash hand basin with storage under, low level wc with concealed cistern, ceramic tiled walls, Upvc double glazed window to side aspect, inset downlighters, extractor fan, ceramic floor, chrome radiator.

First Floor Landing

Access to loft space, radiator, shelving recess, large storage cupboard with ideal gas fired boiler supplying both domestic hot water and gas to radiator central heating, pressurised hot water tank.

Bedroom One

15' 3" X 10' 0" (4.67m X 3.07m)

Upvc double glazed window to rear aspect, radiator, large eaves storage cupboard, door to en-suite.

En-Suite

Refitted en-suite with fully tiled walk in shower cubicle, shower as fitted, glazed screen, wash hand basin, low flush wc, storage and shelving, Velux window, chrome radiator, inset downlighters.

Bedroom Two

12' 9" X 11' 9" (3.91m X 3.59m)

Upvc double glazed window to front aspect with village views, radiator, storage cupboard.

Front Aspect

Gravel driveway with parking for approx. 6 cars leading to the detached double garage, enclosed by hedging.

Detached Double Width Garage

16' 5" X 16' 9" (5.01m X 5.11m)

Electric up and over door, personal door to rear garden, light and power connected, new felt roof fitted about a year ago.

Gardens

The gardens are to the front, side and rear and laid mainly to lawn with established flower and shrub beds and borders, large paved patio entertaining area, additional gravel seating area, further patio area to the side, timber shed, outside power socket, two outside taps, enclosed by panel fencing and hedging.

Please Note

All main services are connected.

EPC rating: D

Council Tax Band: E

Mortgage Advice

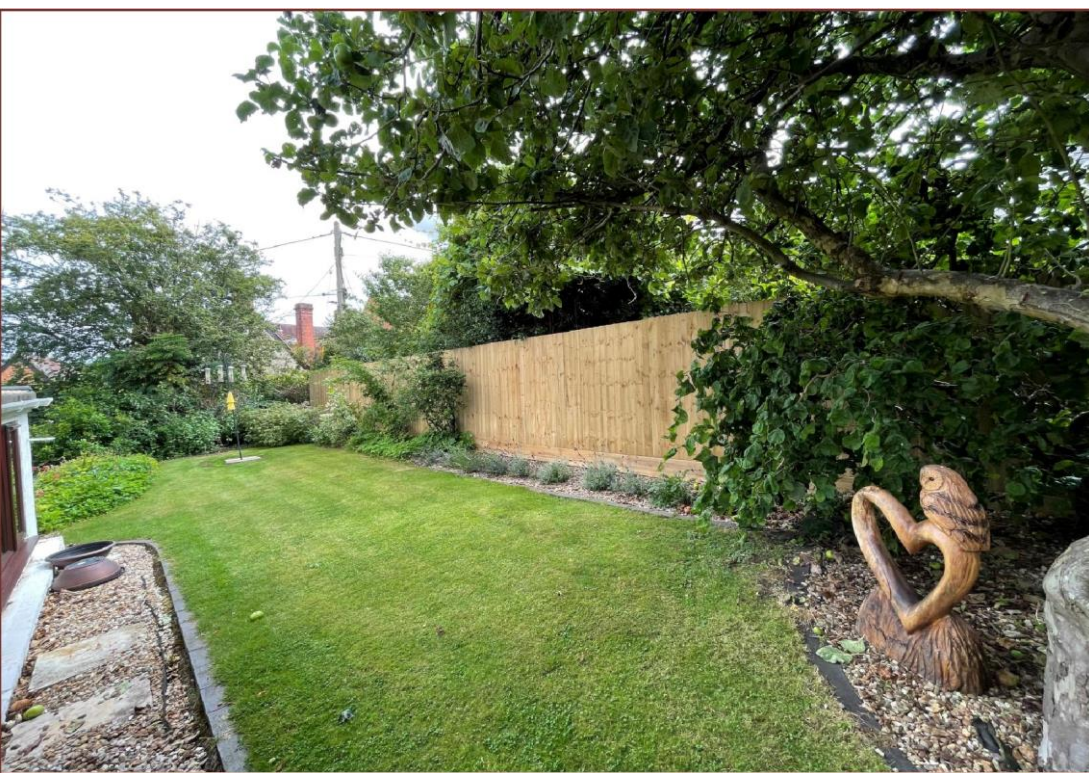
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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

N.B.

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









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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