

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)





# Magpie Way, Winslow, MK18 3PZ

## Asking Price £395,000.00

An attractive and spacious three bedroom detached bungalow well situated on Magpie Way in walking distance of Winslow town. The property benefits from being well presented throughout and having both front & rear gardens, gravel driveway and garage with electric doors to both front & side. The accommodation fully comprises: Entrance hall with built in storage, lounge/diner with access to the rear garden, kitchen, bedroom one and two both with built in storage, bedroom three and bathroom. To the front aspect there is a lawned area and gravel driveway leading to the garage and gated access leading to a good sized rear garden. EPC rating D.



## Entrance

Door to:

## Entrance Hall

Cupboard housing gas warm air heating system, walk in storage cupboard with rail and shelving as fitted, access to loft space which has a ladder and is part boarded and light connected.

## Lounge/Diner

6.67m Max x 5.00 Max

Double glazed window to rear aspect, sliding door to rear.

## Kitchen

3.48m x 2.73m

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, built in 'Bosch' electric oven and 'Bosch' gas hob, extractor oven, space for white goods, built in dishwasher, door to side, two double glazed windows to side aspect.

## Bedroom One

3.44m Max x 3.63m Max to rear of wardrobe.

Double glazed window to front aspect, built in wardrobes.

## Bedroom Two

3.18m x 2.71m max to rear of wardrobe

Double glazed window to front aspect, built in wardrobes.

## Bedroom Three

2.39m x 2.25m

Double glazed window to side aspect.

## Bathroom

White suite of bath with electric power shower, low level wc, pedestal wash hand basin, two double glazed windows to side aspect, airing cupboard housing hot water tank with linen shelf as fitted, heated towel rail, full height tiling to walls, downlighters.

## Outside

### Front Aspect

Laid to lawn with gravel driveway leading to garage, gated side access, outside tap.

### Rear Garden

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

### Garage

5.05m Max x 2.38m Max

Power and light connected, eaves storage space, two electric roller doors.

### Please Note

All mains services connected.

EPC Rating: D

Council Tax Band: 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.

### N.B.

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









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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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