

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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16 Selby Lane, Buckingham, MK18 3FX

Asking Price £425,000.00 Freehold

A lovely four double bedroom property within walking distance to Winslow Town Centre, and being in catchment for both The Thomas Freemantle and the Royal Latin Grammar Schools. The spacious accommodation over two floors comprises: Reception hall, ground floor cloakroom with large understair store cupboard, sitting room with French doors leading out onto the south facing rear garden, kitchen/diner with integrated hob, oven and grill and integrated fridge/freezer. On the first floor, master bedroom with built in wardrobe and en-suite shower room, three further double bedrooms and the family bathroom. The property benefits further from gas to radiator central heating and UPVC double glazing. There is off road parking for 3 vehicles plus a single garage, enclosed south facing garden to the rear. EPC rating B.



Entrance

Door to:

Entrance Hall

Stairs rising to first floor, radiator, Upvc double glazed window to front aspect, Karndean flooring.

Cloakroom

White suite of low level wc, wall mounted wash hand basin, tiling to splash area, radiator, extractor fan, door to large under stair storage cupboard.

Sitting Room

4.26m plus recess x 3.60m

Upvc double glazed French doors to patio and rear garden, radiator.

Kitchen/Diner

7.30m x 2.45m

A spacious kitchen diner, fitted to comprise inset one and quarter stainless steel sink unit, mono bloc mixer tap, cupboard under, a further range of wall and base units, work tops over, matching upstands, built in electric hob, built in electric oven and grill, built in fridge/freezer, Upvc double glazed window to rear aspect, two radiators, Upvc double glazed window to front aspect, inset downlighters, space and plumbing for dishwasher, space and plumbing for washing machine.

First Floor Landing

Airing cupboard housing 'Baxi' combi boiler supplying both domestic hot water and radiator central heating, access to loft space.

Bedroom One

3.97 x 2.85m

Upvc double glazed window front aspect, built in double width wardrobes with sliding doors, door to en-suite.

En-Suite

2.87m x 1.60m

White suite of double width fully tiled walk in shower cubicle with power shower as fitted, glazed screen, low level wc, wall mounted wash hand basin with mixer tap, ceramic tiling to splash areas, inset downlighters, extractor fan, Upvc double glazed window to rear aspect, ladder radiator, light and shaver point.

Bedroom Two

3.45m x 3.28m

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

3.29m x 2.68m

Radiator, Upvc double glazed window to rear aspect.

Bedroom Four

3.01m Max, 2.85m Min x 3.96m Max x 1.49 Min

Upvc double glazed window to front aspect, radiator.

Family Bathroom

1.94m x 1.94m

White suite of panel bath with mixer tap, low level wc, wall mounted wash hand basin, ceramic tiling to splash areas, inset wall mirror, inset downlighters, Upvc double glazed window to front aspect, ladder radiator, light and shaver point.

Front Garden

Covered driveway for several cars, leading to single garage with up and over door, gated pedestrian access to rear garden.

Rear Garden

South facing garden to include paved patio and lawn area, steps leading to further lawn, fully enclosed by panel fencing, gated side access.

Garage

5.18m x 2.55m

Up and over door, eaves storage space.

Winslow

The market town of Winslow has a range of shopping and leisure facilities, GP and dental surgeries, a library and a range of public houses and restaurants. The town also has a Church of England combined school and the Sir Thomas Fremantle secondary school. Winslow is also in the catchment area for the Royal Latin (grammar) School in Buckingham.

Please Note

All mains services connected.

Council Tax Band: E

EPC rating: B

N.B.

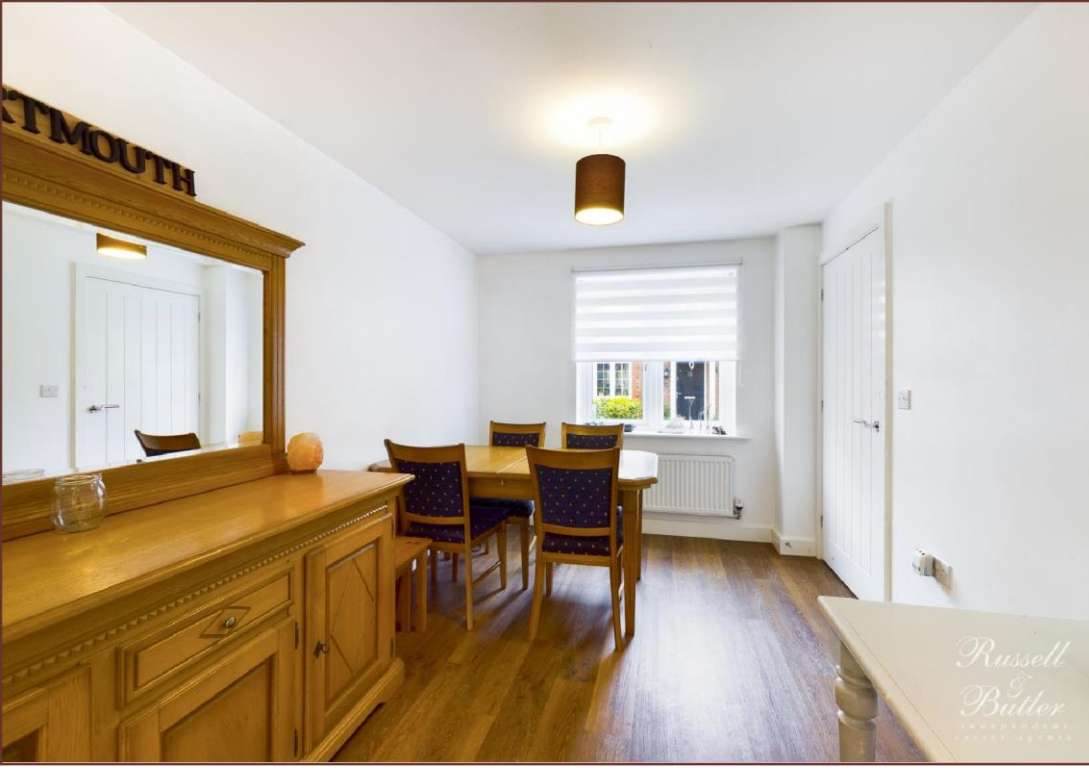
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

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.





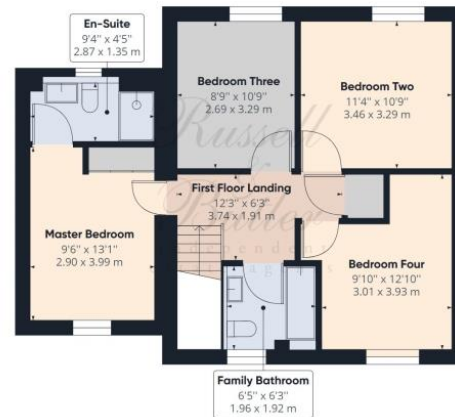
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Floor 0 Building 1

Approximate total area⁽¹⁾
1111.78 ft²
103.29 m²



Floor 1 Building 1

(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.

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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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