

*Russell & Butler*

independent estate agents

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# Woodlands Crescent, Buckingham, MK18 1PJ

## Asking Price £335,000 Freehold

A well presented two bedroom semi detached bungalow, offered for sale with no onward chain in the desirable location of Woodlands Crescent, and being within easy walking distance to Buckingham town centre and all the local amenities. The property benefits further from UPVC double glazing throughout and gas to radiator central heating. The accommodation comprises: Entrance porch, hallway, re-fitted kitchen, lounge/diner, inner hallway, wet room, bedroom one with built in wardrobes and second double bedroom, both bedrooms lead into the spacious conservatory which has French doors leading out onto the large patio and landscaped rear garden which backs onto a spinney. To the front and side aspect gravelled driveway providing off road parking. EPC rating D. No upper chain.



## Entrance

Upvc double glazed window and door to entrance porch.

### Entrance Porch

*7' 8" X 2' 11" (2.34m X 0.90m)*

Recessed shelving with storage drawer under, ceramic tiled floor, Upvc double glazed door to:

### Hallway

Storage/meter cupboard.

### Lounge/Diner

*14' 7" X 10' 2" (4.45m X 3.12m)*

Large Upvc double glazed window to front aspect, feature fireplace with fire as fitted, shelving recess, radiator.

### Inner Hall

Radiator, access to loft space with ladder housing gas fired combi boiler.

### Conservatory

*9' 0" X 19' 0" (2.76m X 5.81m)*

Upvc double glazed with brick base, ceramic tiled floor, air con unit, double panel radiator, Upvc double glazed windows and French door lading out to rear garden.

### Kitchen

*7' 8" X 8' 2" (2.35m X 2.51m)*

Re-fitted to a high specification to include inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, base and drawer units, granite work surfaces over, induction hob, built in oven, space for fridge freezer, space and plumbing for washing machine, spice rack, integrated slimline dishwasher, wood laminate flooring, Upvc double glazed window to side aspect.

### Bedroom One

*12' 0" X 10' 1" (3.66m X 3.08m)*

Benefiting from a range of built in wardrobes, radiator, Upvc double glazed French doors and windows to conservatory.

### Bedroom Two

*9' 0" X 9' 10" (2.75m X 3.01m)*

Radiator, Upvc double glazed window and door to conservatory.

## Shower/Wet Room

*6' 1" X 5' 5" (1.87m X 1.67m)*

Wet room/ shower room with a white suite of low level wc, wash hand basin, chrome ladder towel rail, full height ceramic tiling to walls, Upvc double glazed window to side aspect, light and shaver point, anti slip floor.

## Rear Garden

A lovely fully enclosed landscaped rear garden backing onto a spinney and includes a large paved patio with step leading to an additional paved patio, laid mainly to lawn with established flower and shrub beds, fully enclosed by panel fencing, outside tap, gated pedestrian side access, timber shed.

## Front Aspect

Part enclosed by retaining wall, large gravelled driveway providing off road parking, outside tap, gated pedestrian access to the rear garden.

### Please Note

All mains services connected.

EPC Rating: D

Council Tax Band: C

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

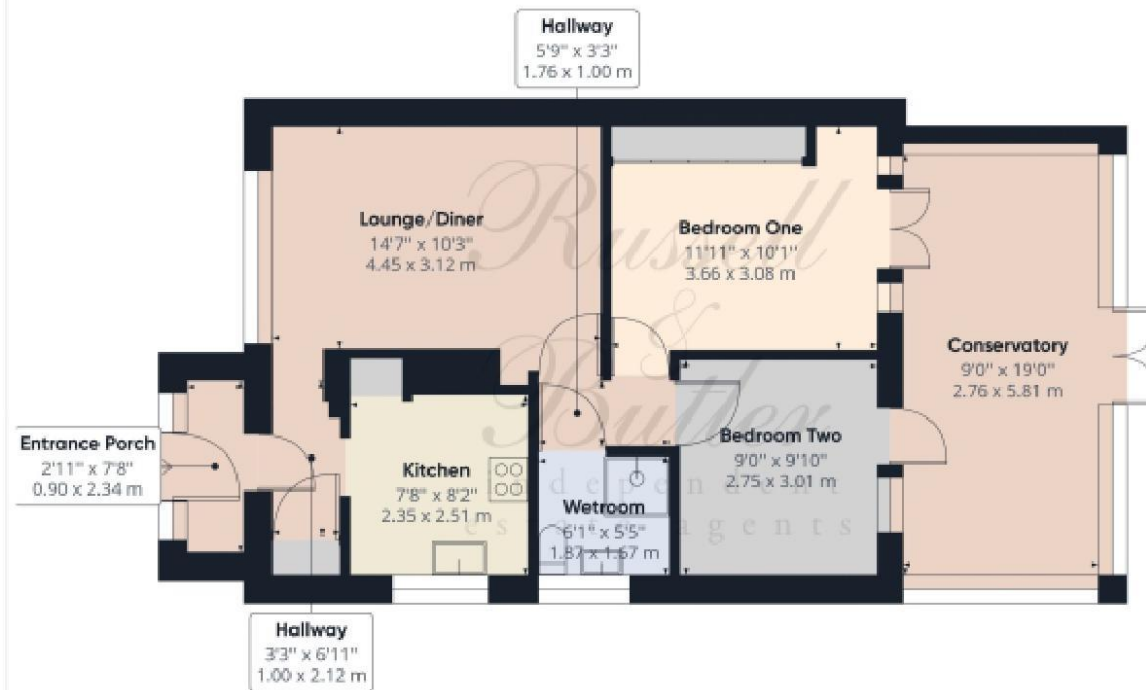
## Mortgage Advice

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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Approximate total area<sup>(1)</sup>  
750.83 ft<sup>2</sup>  
69.75 m<sup>2</sup>

(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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