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# Woodlands Crescent, Buckingham, MK18 1PH

## Asking Price £465,000.00

A immaculately presented three bedroom semi detached chalet bungalow situated in a desirable location just outside of Buckingham town centre. The property has been both renovated and extended to provide flexible living accommodation and fully comprises: Entrance porch, entrance hall with plenty of built in storage and staircase leading to the first floor, cloakroom, downstairs bedroom with spacious ensuite bathroom, sitting room with multi fuel burner, kitchen/dining/family room with centre island and a range of 'Neff' integrated appliances, utility room and conservatory. To the first floor spacious landing which could be used as a office area, two good sized bedrooms and shower room. To the front of the property there is a large gravel driveway with gates leading to a storage area and rear garden which is laid to lawn. EPC rating E.



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### **Entrance**

Door to:

### **Entrance Porch**

Door to:

### **Entrance Hall**

Plenty of built in storage, electric heater, stairs rising to first floor.

### **Cloakroom**

Low level WC, wash hand basin with mixer tap, cupboard under, half height tiling, heated towel rail, Upvc double glazed window to rear aspect.

### **Sitting Room** *10' 11" X 10' 0" (3.33m X 3.06m)*

3.33m max, 3.06 to front of fireplace x 4.41 max

Multi-fuel burner, electric heater, Upvc double glazed window to front aspect.

### **Kitchen/Dining/Family Room** *20' 6" X 11' 9" (6.25m X 3.60m)*

6.25 max x 3.60 plus door recess.

A range of base and eye level units, one and a quarter sink unit with mixer tap, cupboard under, work tops over, centre island, built in "Neff" double oven, built in "Neff" microwave, built in "Neff" electric hob, built in fridge/freezer, down lighters, Upvc double glazed window to rear aspect, electric heater, sliding door to conservatory.

### **Utility Room**

A range of built in storage, integrated "Neff" dishwasher, space of washing machine, space for dryer, down lighters, door to rear.

### **Bedroom/Dining/Office/Playroom** *13' 0" X 11' 11" (3.98m X 3.65m)*

Upvc double glazed window to front aspect, electric heater.

### **En-Suite**

White suite of bath with shower over, shower screen as fitted, wash hand basin with mixer tap, cupboard under, low level WC, tiling to all walls, heated towel rail, Upvc double glazed window to rear aspect, down lighters.

### **Conservatory** *10' 8" X 9' 4" (3.26m X 2.86m)*

Electric heater, power connected, double doors to rear garden.

### **First Floor Landing**

Velux window to rear aspect.

### **Bedroom One** *11' 6" X 16' 0" (3.52m X 4.89m)*

4.87m max x 3.52m max

Upvc double glazed window to front aspect, Velux to rear aspect, electric heater.

### **Bedroom Two** *13' 2" X 12' 0" (4.03m X 3.67m)*

4.03m Max x 3.67m max

Upvc double glazed window to front aspect, velux to rear, electric heater.

### **Shower Room**

Fully tiled walk in shower, low level WC, wash hand basin with mixer tap, cupboard under, built in storage, heated towel rail, full height tiling, Velux window to front aspect.

Please note some restricted head room.

### **Outside**

#### **Front Aspect**

Laid to lawn with gravel driveway, outside lighting, gates leading to side storage area and shed.

#### **Rear Garden**

Laid mainly to lawn with a range of flower and shrub beds, outside lighting, outside power, outside tap, storage shed with door leading to storage area located to side of property.

#### **Please Note**

All mains services connected.

Electric heating.

Council Tax Band C, please note this property has been extended so the band may be re assessed.

EPC Rating E.

Broadband - For Availability - Please See Links Below

<https://checker.ofcom.org.uk/>

<https://www.openreach.com/fibre-broadband>

For Mobile Phone Coverage and Availability - Please See Link Below

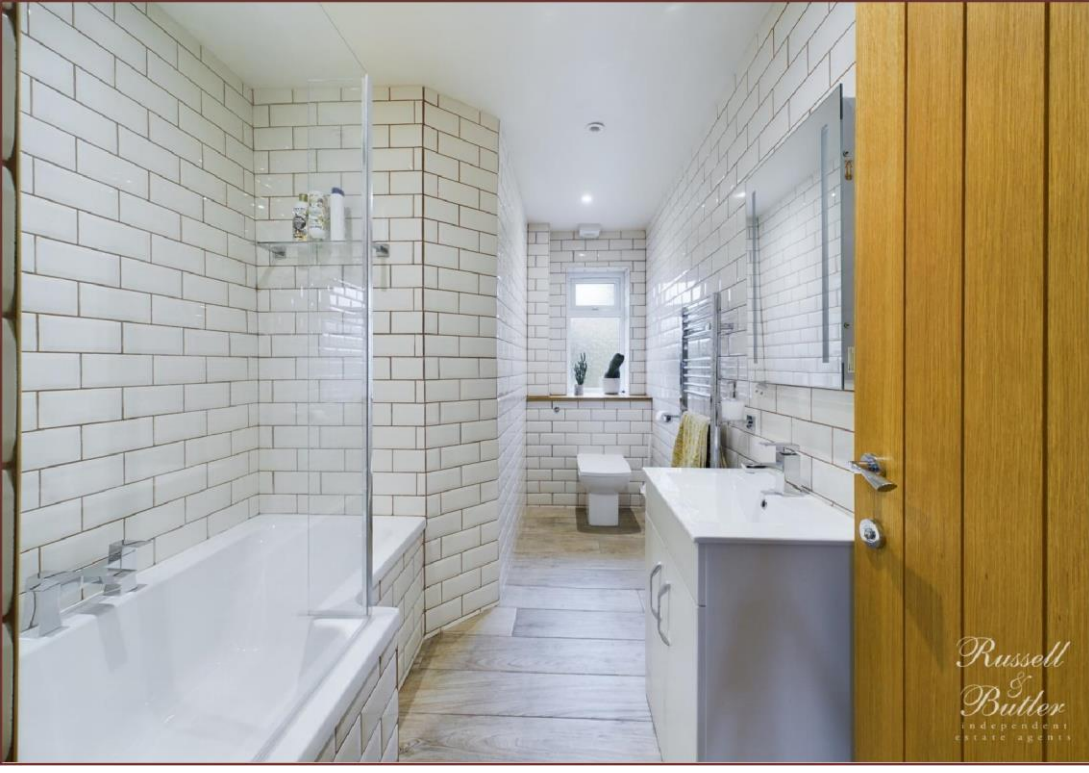
<https://checker.ofcom.org.uk/>

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

on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

### **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



Floor 1

**Approximate total area<sup>8</sup>**

1,399.87 ft<sup>2</sup>  
 130.05 m<sup>2</sup>

**Reduced headroom**

134.04 ft<sup>2</sup>  
 12.45 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

CR14PPE360

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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