

Russell & Butler

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1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: sales@russellandbutler.com



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Westfields, Buckingham, MK18 1DZ

Asking Price £349,950.00

A spacious three bedroom extended semi detached house having been updated by the current owner, offering gas to radiator central heating, UPVC double glazing, a re-fitted kitchen, redecorated throughout, double driveway and a good sized rear garden. The accommodation comprises: Entrance hall, downstairs WC, front to back sitting room, kitchen/dining room, three bedrooms, bathroom, double driveway and rear garden. Energy rating C.





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Entrance

Upvc double glazed entrance door to:

Entrance Hall

Stairs rising to first floor, wood laminate flooring, radiator.

Downstairs WC

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, wood laminate flooring, radiator, Upvc double glazed window to side aspect.

Sitting Room

5.99m x 3.51m

Fireplace with coal effect gas fire, two radiators, Upvc double glazed windows to front and rear aspects.

Kitchen/Dining Room

4.47m x 3.30m Max , 2.60m Min

Refitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, concealed extractor hood over, plumbing for automatic washing machine, double radiator, wood laminate flooring, two Upvc double glazed windows to front and rear aspects, Upvc double glazed stable door to rear garden.

First Floor Landing

Radiator, Upvc double glazed window to side aspect.

Bedroom One

5.03m x 2.81m

Radiator, two Upvc double glazed windows to front aspect, built in cupboard, exposed wood flooring.

Bedroom Two

3.11m Max x 2.93m + Door recess

Radiator, cupboard housing "Main" gas fired combi boiler supplying both central heating and domestic hot water, Upvc double glazed window to rear aspect, wood laminate flooring.

Bedroom Three

2.97m Max x 2.17m Max

Radiator, Upvc double glazed window to rear aspect, wood laminate flooring.

Family Bathroom

2.61m x 1.86m

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, double radiator, Upvc double glazed windows to front and rear aspects.

Front Garden

Laid to lawn, block paved drive, gated side access to:

Rear Garden

Laid to lawn, raised paved patio, second patio to rear garden, outside light, outside tap, three sheds and a green house.

Please Note

All mains services connected.

New boiler recently refitted.

Council Tax Band C

EPC Rating D

Superfast broadband available

Mobile coverage- EE, Three, O2, Vodafone all Voice and Data.

Low Flood Risk

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





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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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