

Russell & Butler

independent estate agents

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Park Road South, winslow, MK18 3DS.

Asking Price £549,950.

A four bedroom detached house, situated in a non estate location within easy walking distance of Winslow's town centre. The property has a west facing rear garden which is not overlooked, ample parking to the front and an integral garage. Further benefits include: Gas to radiator central heating, UPVC double glazing, a large separate dining room, a conservatory, and an en-suite shower room. The accommodation comprises: Entrance porch, entrance hall, cloakroom, sitting room, kitchen, dining room, conservatory, bedroom one with en-suite shower room, three further bedrooms, family bathroom, garage and gardens to front and rear. Energy rating D.



Entrance

Composite double glazed entrance door to:

Porch

Double radiator, ceramic tiled flooring, door to garage, door to entrance hall.

Entrance Hall

Tall radiator, stairs rising to first floor, wood laminate flooring.

Cloakroom

White suite of wash hand basin with cupboard under, low flush W/C, ceramic tiling to splash areas, radiator, ceramic tiled flooring, Upvc double glazed window to side aspect.

Sitting Room *18' 6" X 11' 2" (5.66m X 3.42m)*

Two double radiators, built in storage cupboard, Upvc double glazed French doors leading to the rear garden.

Dining Room *12' 9" X 10' 11" (3.90m X 3.35m)*

Double radiator, wood laminate flooring, Upvc double glazed French patio doors to conservatory.

Conservatory *11' 1" X 7' 10" (3.40m X 2.40m)*

Upvc double glazed with radiator, French patio doors to garden.

Kitchen *17' 2" X 7' 7" (5.25m X 2.32m)*

Inset single drainer sink unit with mono bloc mixer taps, cupboard under, a further range of base and eye level units with rolled edged work tops, ceramic tiling to splash area, concealed lighting to work surfaces, plumbing for washing machine and dishwasher, space for range cooker, double radiator, inset down lighting, door to dining room, Upvc double glazed window to front aspect, Upvc double glazed door to side.

First Floor Landing

Access to part boarded loft space.

Bedroom One *15' 7" X 12' 10" (4.77m X 3.92m)*

max 3.45 min.

Radiator, Upvc double glazed window to rear aspect. Door to:

En-Suite

White suite of large walk in shower cubicle, wash hand basin with cupboard under, low flush W/C, full ceramic tiling to all walls, extractor fan, ladder/towel rail, ceramic tiled floor, inset down lighting, Upvc double glazed window to side aspect.

Bedroom Two *11' 4" X 9' 8" (3.47m X 2.95m)*

Double radiator, Upvc double glazed window to rear aspect.

Bedroom Three *11' 5" X 8' 4" (3.49m X 2.55m)*

Plus door recess

Double radiator, built in wardrobes, Upvc double glazed window to front aspect.

Bedroom Four *9' 4" X 7' 11" (2.85m X 2.42m)*

Double radiator, Built in wardrobes, airing cupboard housing 'megaflo' hot water tank with immersion heater, Upvc double glazed window to front aspect.

Family Bathroom

White suite of corner bath with mixer tap shower attachment, pedestal wash hand basin, low flush W/C, full ceramic tiling to all walls, ceramic tiled floor, radiator, extractor fan, Upvc double glazed window to side aspect.

Front Garden

laid to lawn, driveway leading to integral garage and providing off road parking for approx. 4 cars, outside lighting, outside power supply, gated side access to rear garden.

Garage *19' 1" X 9' 7" (5.82m X 2.94m)*

With up and over door, power and light connected, 'Ideal' gas fired boiler serving radiator central heating, hot water via electric immersion heater, personal door to entrance porch.

Rear Garden

A west facing garden and not overlooked, laid mainly to lawn with flower and shrub beds and borders, good size patio, fully enclosed by timber fencing, outside lighting, outside power point.

Please Note

Council Tax Band: E

EPC Rating: D

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 would 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 Clare on 01280 815999 or 07772 159555.



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Floor 0



Floor 1

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Approximate total area[†]
1554.67 ft²
144.43 m²

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.

GRAFFE360

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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