

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



*Russell
& Butler*
independent
estate agents

Braven Field, Padbury, MK18 2AE

Asking Price £399,995 Freehold

Offered for sale with no upper chain, a spacious four bedroom detached family home situated in a village location and benefiting from gas to radiator central heating, UPVC double glazing, garage, carport and off road parking. The property is situated in the desirable village of Padbury, within a short walk of the village school, is less than 3 miles from Buckingham and is in catchment for the Royal Latin Grammar School. The village has two public houses, a butcher, a church, two village tennis courts and countryside walks all of which are within a few minutes walk from the house. Energy rating D.



Canopy Porch

With outside light, Upvc double glazed door to:-

Entrance Hall

Radiator, stairs to first floor, wood laminate floor.

Cloakroom

7' 8" X 4' 8" (2.34m X 1.44m)

Coloured suite of wash hand basin, low flush WC, ceramic tiling to splash areas, ceramic tiled floor, radiator, Upvc double glazed window to front aspect.

Sitting Room

14' 7" X 11' 7" (4.45m X 3.55m)

Adam style fireplace with coal effect gas fire, double radiator, double glazed sliding patio doors to rear garden.

Dining Room

16' 2" X 11' 2" (4.94m X 3.42m)

5.56 max

Radiator, wood laminate flooring, Upvc double glazed window to front aspect, archway, two wall lights.

Kitchen

9' 8" X 8' 9" (2.97m X 2.67m)

Inset single drainer sink unit with Monobloc mixer tap and cupboard under. Full range of base and eye level units, solid wood work surface, ceramic tiles to splash areas, gas and electric cooker point, plumbing for automatic washing machine and dishwasher, space for fridge/freezer. "Worcester" gas fired boiler supplying both central heating and domestic hot water. Radiator, ceramic tiled flooring, Upvc double glazed window to rear aspect.

First Floor Landing

Access to loft space. UPVC double glazed window to side aspect.

Bedroom One

11' 3" X 9' 11" (3.43m X 3.04m)

Radiator, fitted wardrobes, Upvc double glazed window to front aspect. Archway to Bedroom 4/Dressing Room.

En-Suite

Coloured suite of fully tiled shower cubicle, wash hand basin, low flush WC, full ceramic tiling to all walls, Upvc double glazed window to side aspect.

Bedroom Four/Dressing room

10' 3" X 7' 8" (3.14m X 2.35m max to fitted wardrobes.)

Radiator, UPVC double glazed window to front aspect.

Bedroom Two

11' 4" X 8' 3" (3.47m X 2.53m and double recess)

Radiator, fitted wardrobe, airing cupboard housing hot water tank, immersion heater and linen shelf as fitted.

Bedroom Three

10' 1" X 7' 2" (3.09m X 2.19m max and double recess)

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

Family Bathroom

6' 11" X 6' 2" (2.13m X 1.90m)

White suite of corner bath with "Mira" shower over. Pedestal wash hand basin, low flush WC, full and half ceramic tiling to all walls. Upvc double glazed window to side aspect. Radiator, light and shaver point.

Outside

Front Garden

Gated access to front garden which is fully paved with flower and shrub borders. Gated side access to rear garden, fully enclosed.

Rear Garden

Wide side access providing scope to extend (subject to planning). Fully paved leading through to the rear garden with lawn, paved patio, further shingle patio, well stocked flower and shrub beds and borders. Fully enclosed, south west facing, gate to rear leading into the carport. Personal door to garage with up and over door, power and light. Further parking to rear, storage shed.

Please Note

All main services are connected.

Council tax band E

EPC rating D

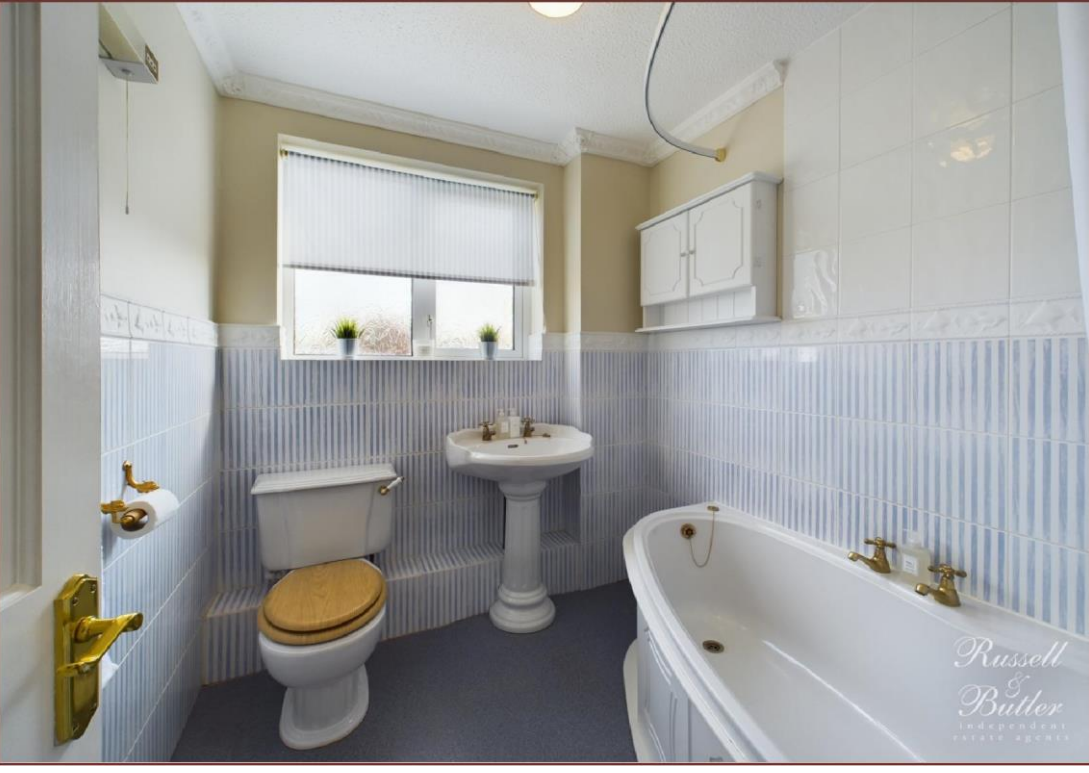
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

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.



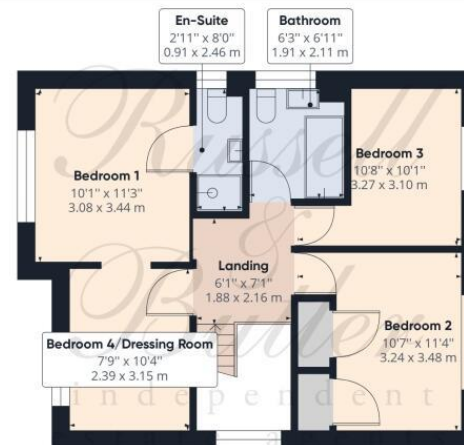
*Russell
&
Butler*
independent
estate agents







Floor 0



Floor 1

Approximate total area⁽¹⁾

1137.59 ft²
105.69 m²

Reduced headroom

11.89 ft²
1.10 m²

(1) 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.

GIRAFFE360

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.

Visit us online: www.russellandbutler.com

