

Russell & Butler

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Valley Road, Finmere, Buckinghamshire, MK18 4BG

Asking Price £450,000.00 Freehold

Located on a quiet road in the village of Finmere a well presented, spacious three bedroom link detached home with enclosed tiered gardens to the rear. The accommodation over two floors comprises: Reception hall with Oak flooring, ground floor cloakroom, dual aspect sitting room with patio door leading out onto the enclosed rear gardens, separate dining room, kitchen with breakfast bar and utility room with access to a useful covered passageway which provides access to the garden. On the first floor, double width airing cupboard, three bedrooms two of which are good sized doubles with a third single and the family bathroom with white suite. The gardens to the front are open plan and well stocked with established planting and good size tiered rear gardens with patio area, laid to lawn and timber storage shed. There is gated rear access to single garage and the off road parking. EP rating C.



Entrance

Door to:

Entrance

A light and airy hallway with Upvc double glazed window to front aspect, Oak flooring, stairs rising to the first floor.

Cloakroom

White suite of low level wc, wash hand basin with storage cupboard under, Oak flooring, extractor fan.

Sitting Room

17' 10" X 10' 6" (5.46m X 3.21m)

Dual aspect with Upvc double glazed window to front and rear aspects, patio door to rear garden, coving to ceiling, radiator, Oak flooring.

Dining Room

15' 2" X 10' 2" (4.64m X 3.12m)

Upvc double glazed window to front aspect, coving to ceiling, upright radiator, Oak flooring, double doors to sitting room.

Kitchen/Breakfast Room

10' 7" X 8' 1" (3.23m X 2.47m)

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, breakfast bar, ceramic tiling to splash areas, Upvc double glazed window to rear aspect, ceramic tiled floor, pantry, upright radiator, space and plumbing for slim line dishwasher, space for cooker, extractor hood over.

Utility Room

10' 9" X 4' 7" (3.29m X 1.40m)

Inset single drainer stainless steel sink unit, work tops over, wall cupboards, ceramic tiled floor, space for tall fridge freezer, space and plumbing for washing machine, space for tumble dryer, under stairs storage cupboard, Upvc double glazed window to front aspect, part glazed door to covered side passageway.

First Floor Landing

Double width airing cupboard housing Ideal gas fired combi boiler with linen storage as fitted, Upvc double glazed window to front aspect, Oak flooring.

Bedroom One

13' 3" X 12' 5" (4.05m X 3.79m)

Upvc double glazed window to rear aspect, radiator, Oak flooring.

Bedroom Two

13' 1" X 9' 11" (4.00m X 3.03m)

Upvc double glazed window to rear aspect, radiator, access to loft space, Oak flooring.

Bedroom Three

8' 2" X 8' 5" (2.51m X 2.57m)

Currently being used as a home office/study, Upvc double glazed window to front aspect, radiator, Oak flooring.

Family Bathroom

8' 3" X 5' 5" (2.52m X 1.67m)

White suite of panel bath, separate shower over, pedestal wash hand basin, low level wc, full height ceramic tiling to splash areas, Upvc double glazed window to rear aspect, chrome ladder towel rail, Oak flooring.

Front Garden

Open plan front garden, laid mainly to lawn with flower and shrub beds and borders, steps to property entrance, gated side access to covered porch area and rear garden.

Rear Garden

Large paved patio area, steps rising to lawn area, pathway leading to gated rear access to the garage and parking, timber storage shed, outside lighting, outside tap.

Single Garage

17' 3" X 8' 3" (5.27m X 2.53m)

Up and over door, light and power connected, parking space in front of the garage.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: D

Standard/superfast and ultrafast broadband available.

Mobile phone coverage; EE, O2 and Vodaphone.

Flood risk very low.

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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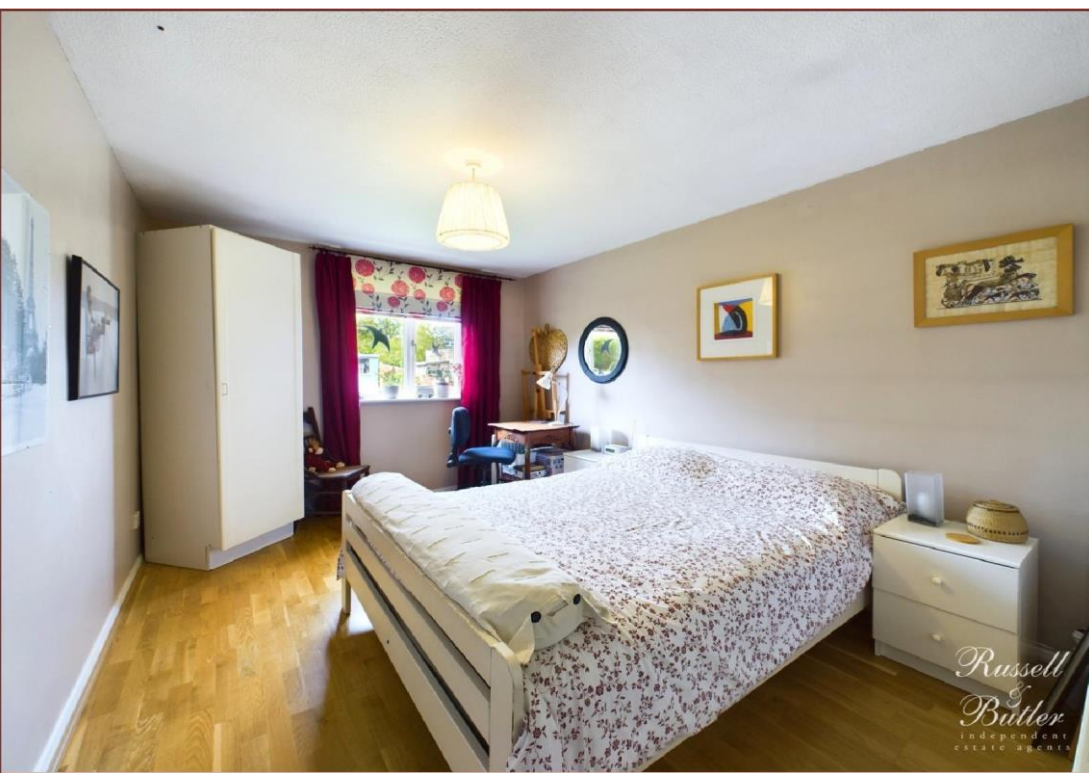
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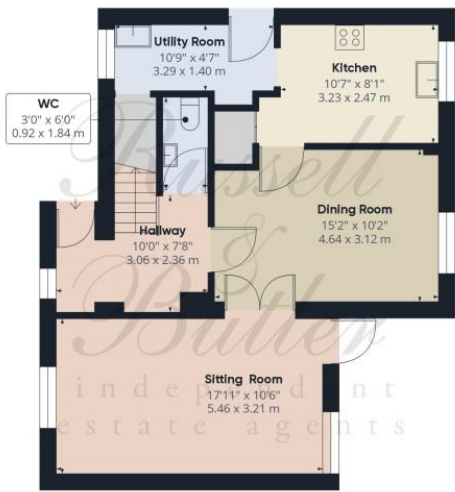


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

1205.86 ft²
112.03 m²

(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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