

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

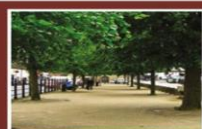
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Wittmills Oak, Buckingham, MK18 7BH

Asking Price £395,000.00 Freehold

A rarely available three bedroom detached bungalow located in a cul de sac on the popular Linden Village development which is within close walking distance to local parks and Buckingham town centre. The accommodation comprises: hallway, lounge/diner with sliding patio doors to the rear garden, kitchen, three bedrooms and bathroom. The property benefits further from open plan gardens to the front, a good size rear garden, gas to radiator central heating, UPVC double glazing, single garage and driveway to the side. EPC rating awaited.



Entrance

Upvc double glazed part glazed door to hallway.

Entrance Hall

Radiator, two large storage cupboards, cloaks cupboard.

Lounge/Diner

18' 7" X 15' 5" (5.68m Max x 4.71m Max)

Two radiators, coving to ceiling, Upvc double glazed window to side aspect, Upvc double glazed sliding doors to patio and rear garden, feature fireplace with gas fired as fitted.

Kitchen

9' 4" X 9' 0" (2.86m X 2.76m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, space and plumbing for washing machine, space for cooker, radiator, space for fridge, Upvc double glazed window to rear aspect, large pantry/larder, Upvc double glazed window to side aspect, wall mounted Worcester combi boiler supplying both domestic hot water and radiator central heating.

Bedroom One

12' 10" X 8' 10" (3.92m X 2.71m)

Upvc double glazed window to front aspect, radiator.

Bedroom Two

11' 3" X 7' 9" (3.45m X 2.37m)

Upvc double glazed window to front aspect, radiator.

Bedroom Three

9' 10" X 7' 6" (3.00m X 2.29m)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

6' 6" X 6' 2" (1.99m X 1.89m)

White suite of panel bath with separate shower over, pedestal wash hand basin, low level wc, Upvc double glazed window to side aspect, radiator, full height tiling to walls.

Front Garden

Open plan, laid mainly to lawn, driveway providing off road parking and leading to single garage.

Rear Garden

Fully enclosed good size rear garden with paved patio, steps leading to lawn, timber shed and glass house, outside tap, gated access to the front, well stocked beds and borders.

Garage

18' 0" X 8' 3" (5.51m X 2.53m)

Single detached garage with up and over door, light and power connected.

Please Note

All mains services connected.

EPC Rating: TBC

Council Tax Band: D

Standard, Superfast & Ultrafast broadband available.

EE Vodaphone, Three and 02 Voice and Data Limited Indoors

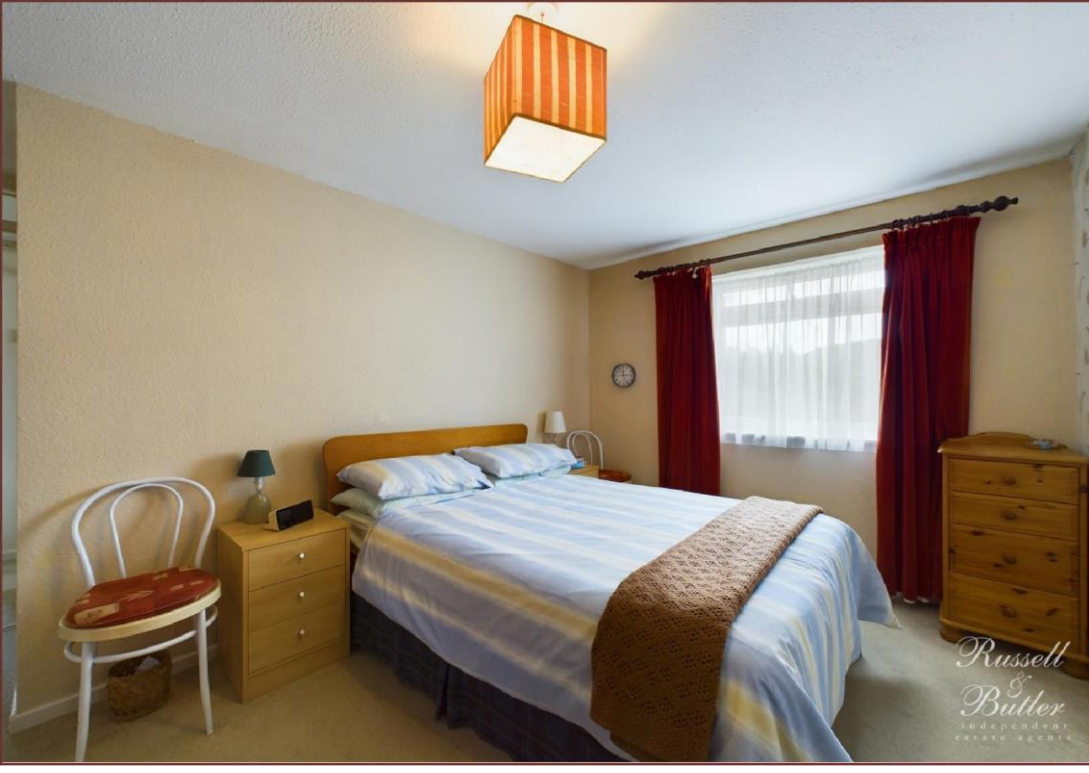
EE, Vodaphone, Three and 02 Voice and Data likely Outdoors

Very low risk of flooding from rivers and the sea

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.



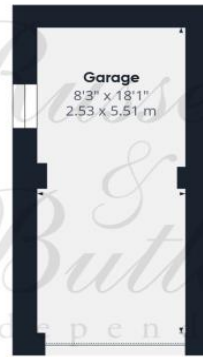


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Floor 0 Building 1



Floor 0 Building 2

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Approximate total area^m

921.07 ft²
85.57 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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