

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: sales@russellandbutler.com



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Embleton Way, Buckingham, MK18 1FJ

Asking Price £625,000.00

A four double bedroom detached house situated on the popular Mount Pleasant development within easy walking distance of The Royal Latin Grammar School. The property has the advantages of : Gas to radiator central heating, UPVC double glazed windows, lovely open plan kitchen/dining/family room, re-fitted bathroom and en-suite. double width garage, all bedrooms have built in wardrobes. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, open plan kitchen/dining/family room, utility room, master bedroom with en-suite shower room, three further bedrooms, family bathroom, double garage and gardens to front and rear. NO ONWARD CHAIN. Energy rating awaited.



Double glazed entrance door to:

Entrance Hall

Radiator, engineered wood flooring, stairs rising to first floor.

Cloakroom

White suite of wash hand basin with cupboard under, low flush wc, ceramic tiling to splash areas, engineered wood flooring, extractor fan.

Sitting Room

17' 0" X 11' 10" (5.19m X 3.62m)

Limestone fireplace with coal effect gas fire, double radiator, engineered wood flooring.

Dining Room

10' 9" X 10' 1" (3.29m X 3.09m)

Radiator, engineered wood flooring, Upvc double glazed French patio doors to rear garden.

Kitchen/Breakfast/Family Room

22' 0" X 14' 1" (6.72m x 4.3m Max, 3.24m min - L-shaped)

Inset single drainer stainless steel 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, four ring ceramic hob, split level double oven and grill, concealed extractor hood, integrated dishwasher, integrated fridge, integrated freezer, ceramic tiled floor, two radiators, Upvc double glazed windows and patio doors to rear garden.

Utility Room

9' 0" X 5' 4" (2.75m X 1.63m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, under stairs storage cupboard, plumbing for automatic washing machine, space for tumble dryer "Ideal" gas fired boiler supplying both central heating and domestic hot water, extractor fan, ceramic tiled floor, double glazed door to side, radiator, door to integrated double garage.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank and immersion heater, linen storage as fitted

Bedroom One

Two radiators, range of built in wardrobes, Upvc double glazed window to front aspect with views over the green.

En-Suite

10' 9" X 5' 0" (3.28m X 1.53m)

White suite of double width shower cubicle, pedestal wash hand basin, low flush wc, full ceramic wall and floor tiling, ladder towel radiator, shaver point, Upvc double glazed window to front aspect.

Bedroom Two

13' 8" X 11' 10" (4.19m X 3.62m)

Radiator, built in wardrobes, Upvc double glazed window to front aspect with views over the green.

Bedroom Three

11' 10" X 11' 7" (3.63m X 3.55m)

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

Bedroom Four

12' 2" X 9' 3" (3.71m X 2.82m)

Radiator, built in wardrobes, Upvc double glazed window to rear aspect

Family Bathroom

9' 7" X 6' 2" (2.93m Max X 1.88m)

Re-fitted white suite of panel bath with mixer tap, walk in double width shower cubicle, wash hand basin with drawers under, low flush wc, ladder towel radiator, full ceramic wall and floor tiling, Upvc double glazed window to rear aspect, shaver point, extractor fan.

Front Garden

Open plan laid to lawn, flower and shrub beds, double width tarmac driveway to integral double garage. Small separate piece of lawn area to front with three trees and hedge. Gated side access to rear garden.

Rear Garden

Laid to lawn with paved patio, fully enclosed by hedge and fencing, not overlooked and south west facing.

Garage

17' 9" X 14' 7" (5.43m Max, 4.40m Min x 4.46m)

Up and over door, power and light connected, personal door to utility.

Please Note

All mains services connected.

EPC Rating:TBC

Council Tax Band:F

Standard, Superfast & Ultrafast broadband available.

Vodafone, Three and O2 Voice and Data likely Indoors

EE Voice and Data Limited Indoors

EE, Vodafone, Three and O2 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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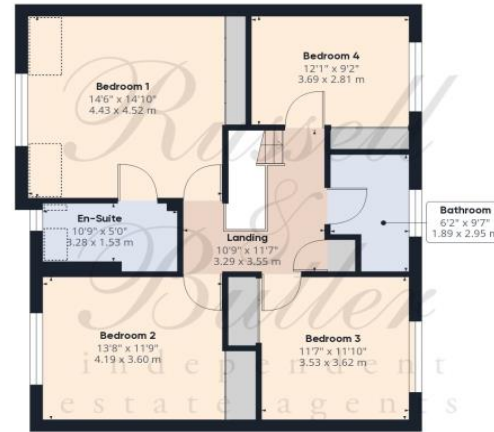


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Floor 0



Floor 1

Approximate total area⁽¹⁾

1915.88 ft²
177.99 m²

Reduced headroom

28.39 ft²
2.64 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.

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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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