

Russell & Butler

independent estate agents

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Glynswood Road, Buckingham, MK18 1JF

Asking Price £429,995.00

Situated within easy walking distance of Buckingham's town centre and with a good sized rear garden backing onto The River Great Ouse, this three bedroom extended detached house is offered with a large re-fitted kitchen/breakfast room, a re-fitted ground floor shower room, a re-fitted first floor bathroom, UPVC double glazing, gas to radiator central heating, solar panels and a garage. The accommodation comprises: Open entrance porch, entrance hall, ground floor cloak/shower room, sitting room, dining room, kitchen/breakfast room, three bedrooms, family bathroom, good size rear garden and garage. Energy rating A.



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Entrance

Double glazed entrance door to:

Entrance Hall

Ceramic tiled floor, double radiator, built in coat cupboard.

Shower Room

White suite of double width shower cubicle, wash hand basin, cupboard under, low flush w.c., utility cupboard with plumbing for automatic washing machine, ladder towel radiator, central heating thermostat, Upvc double glazed window to front aspect, extractor fan, downlighting.

Sitting Room

18' 11" X 12' 11" (5.78m x 3.96m)

Radiator, laminate flooring, stairs rising to first floor, open through to dining room, open through to kitchen/breakfast room.

Dining Room

10' 1" X 9' 0" (3.08m X 2.76m)

Radiator, laminate flooring, Upvc double glazed windows, Upvc double glazed French door to decking, two double glazed Velux windows, downlighting.

Kitchen

19' 0" X 9' 5" (5.80m X 2.88m)

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, ceramic tiling to splash areas, four ring induction hob with extractor hood over, electric oven under, wine rack, integrated dishwasher, radiator, downlighting, Upvc double glazed window to front aspect, Upvc double glazed French doors to decking, laminate flooring.

First Floor Landing

Upvc double glazed window to front aspect, access to loft space.

Bedroom One

11' 5" X 10' 6" (3.49m x 3.21m + Door recess)

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

Bedroom Two

11' 1" X 8' 5" (3.38m X 2.57m)

Radiator, built in cupboard with shelving, Cupboard housing "Valiant" gas fired combi boiler supplying both central heating and domestic hot water, Upvc double glazed window to rear aspect.

Bedroom Three

8' 2" X 8' 5" (2.49m Max x 2.57m Max into bulk head)

Radiator, Upvc double glazed window to front aspect.

Family Bathroom

7' 8" X 5' 6" (2.35m X 1.69m)

White suite of L-Shaped bath with mixer tap, shower over, glazed screen, wash hand basin, cupboard under, low flush wc, ceramic tiling to splash areas, ladder towel radiator, two Upvc double glazed windows to side aspect, ceramic tiled floor, downlighting.

Front Garden

On a split level with steps leading to entrance porch, well stocked flower and shrub bed.

Gated side access to:

Rear Garden

Laid to lawn with well stocked flower and shrub borders, raised decking, raised patio, further decking to bottom of garden backing onto the river, outdoor bar with power and light connected, various mature trees, south facing.

Garage

In the block opposite the property with the white door.

Please Note

All mains services connected.

Council Tax Band: D

EPC Rating: A

Standard, Superfast and Ultrafast broadband available.

Mobile Voice and Data

Indoor EE, O2, Vodafone and Three Limited

Outside EE, O2, Vodafone and Three Likely

Flood Risk: Very low risk of flooding

Measurements on floor plan are approximate 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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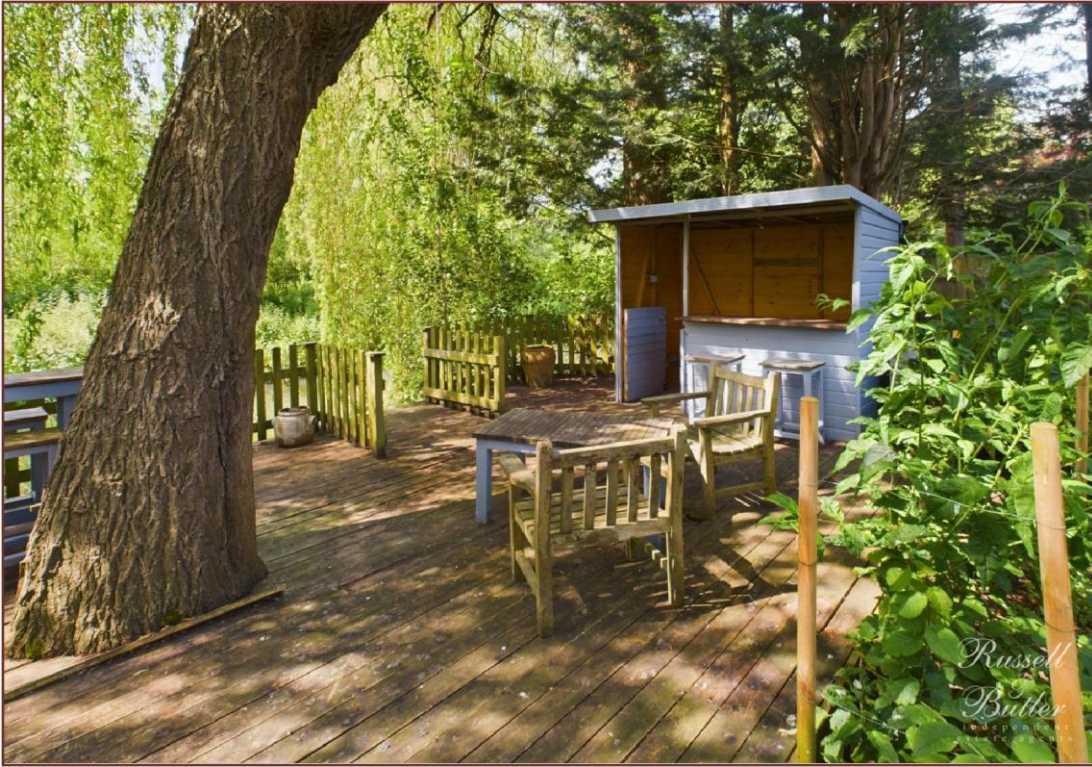
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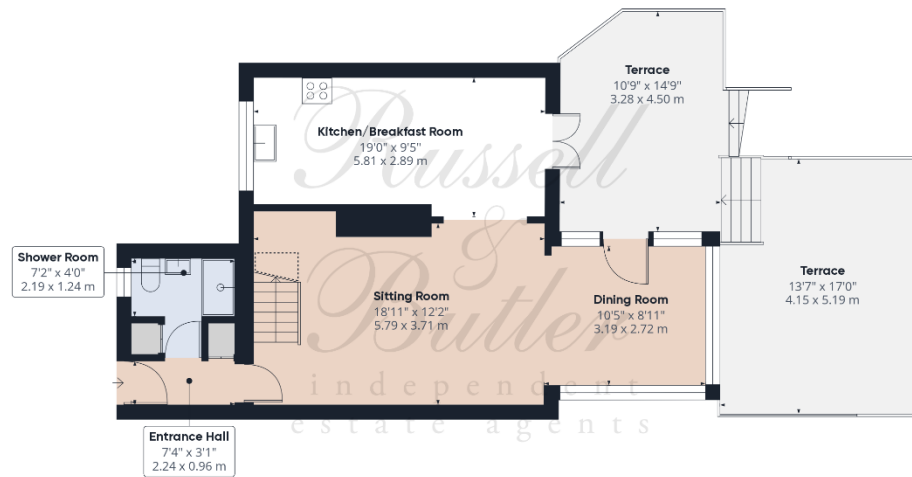


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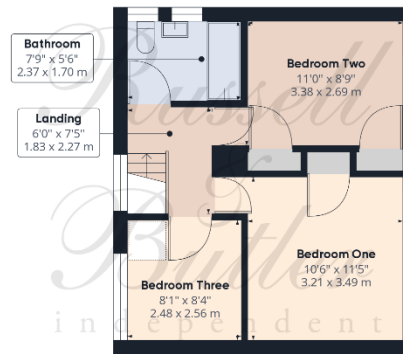


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Floor 0



Floor 1

Approximate total area[®]

964.61 ft²
89.62 m²

Reduced headroom

50.5 ft²
4.69 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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