

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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The Close, Leckhampstead Road, Akeley, MK18 5HD

Asking Price £485,000.00 Freehold

A four bedroom detached house situated in a non estate location with views to front and rear. The property has been much improved by the present owners and benefits from a re-fitted kitchen/breakfast room, UPVC double glazing, a separate dining room and has good sized gardens to front and rear and with plenty of parking. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, utility room, four bedrooms, shower room and gardens to front and rear. Energy rating E.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Electric radiator, stairs rising to first floor, Upvc double glazed window to rear aspect.

Sitting Room

14' 10" X 11' 9" (4.53m X 3.60m)

Ornamental fireplace with wood lintel over, electric radiator, Upvc double glazed window to front aspect, open through to:

Dining Room

14' 4" X 7' 8" (4.37m X 2.36m)

Electric radiator, Upvc double glazed window to front aspect.

Kitchen/Breakfast Room

17' 0" X 9' 11" (5.2m x 3.04m Min, 3.23m Max)

Refitted to comprise inset single drainer sink unit with mono bloc mixer tap, further range of base and eyelevel units, granite worksurfaces, granite tiled splash backs, island with breakfast bar and cupboards under, integrated fridge, integrated dishwasher, concealed extractor hood, concealed lighting to work surfaces, electric radiator, Upvc double glazed window to rear aspect, under stairs storage cupboard, Upvc double glazed single panel door to rear garden, Upvc double glazed door to:

Utility Room

16' 7" X 4' 5" (5.06m X 1.37m)

Plumbing for automatic washing machine, Upvc double glazed window to front aspect, vaulted ceiling with Velux window, Upvc double glazed door to rear garden.

First Floor Landing

Access to loft space with boarding.

Bedroom One

11' 8" X 11' 1" (3.57m X 3.38m Max to rear of wardrobe)

Upvc double glazed window to front aspect with views towards Foxcote wood, electric radiator, built in wardrobes.

Bedroom Two

11' 0" X 10' 0" (3.37m X 3.07m)

Upvc double glazed window to rear aspect with views over the village playing fields, built in wardrobe, electric radiator.

Bedroom Three

8' 11" X 8' 8" (2.72m X 2.66m)

Upvc double glazed window to front aspect with views towards Foxcote wood, electric radiator.

Bedroom Four

8' 11" X 7' 1" (2.72m X 2.16m)

Upvc double glazed window to rear aspect with views over the village playing fields, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted, built in wardrobe.

Family Shower Room

White suite of large fully tiled shower cubicle, wash hand basin, cupboard under, low flush wc, full ceramic tiling to walls and floor, electric ladder towel radiator, Upvc double glazed window to side aspect.

Front Garden

Good sized front garden, laid to lawn, block paved driveway providing parking for 3/4 cars, gated side access to:

Rear Garden

Laid to lawn with flower and shrub beds and borders, paved patio, outside tap, fully enclosed by timber fencing and not overlooked.

Please Note

All Mains services connected.

EPC Rating: E

Council Tax Band: D

Flood Risk: Very low risk of flooding

Broadband: Standard and Ultra Fast available.

Mobile: EE, Three, O2 and Vodafone Voice and Data Likely both indoors and outdoors.

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.

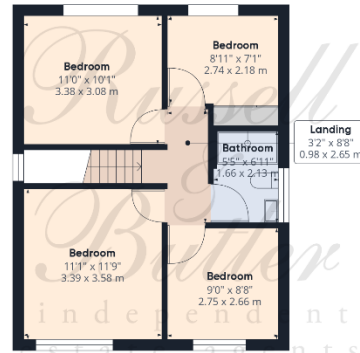








Floor 0



Floor 1

Approximate total area⁽¹⁾
1104.74 ft²
102.63 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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