

Russell & Butler

independent estate agents

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Denham View, Granborough, MK18 3NW

Asking Price £387,000

A surprisingly large two bedroom semi detached bungalow situated in a desirable village location not far from Winslow, Buckingham and Aylesbury. The accommodation of the bungalow fully comprises: Entrance hall, kitchen, sitting room open through to the dining area with doors leading out to the rear garden, study, two good sized bedrooms and shower room. There is plenty of built in storage and Upvc double glazing to the property. To the outside there are both front and rear gardens, garage and driveway. EPC rating D. NO UPPER CHAIN.



Entrance

Door to;

Entrance Hall

Radiator, built in storage cupboard with shelving as fitted, access to loft space.

Kitchen

3.48m x 2.43m

A range of base and eye level units, stainless steel and one a quarter sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, integrated fridge, integrated freezer, space for washing machine, integrated oven, integrated hob, extractor over (please note extractor is not working), door to side, radiator.

Sitting Room

8.01m max x 3.64m max

Sitting room open through to dining area.

Electric fire with surround, two radiators, Upvc double glazed doors to rear aspect.

Study

3.13m x 2.11m

Upvc double glazed window to rear aspect, radiator.

Bedroom One

4.08m x 3.03m

Upvc double glazed window to rear aspect, built in wardrobe with rail, radiator.

Bedroom Two

3.81m x 3.04m

Upvc double glazed window to front aspect, built in storage with rail and airing cupboard housing hot water tank, radiator.

Shower Room

Fully tiled walk in shower, low level wc, wash hand basin with mixer tap, Upvc double glazed window to side aspect, tiling to walls, heated towel rail.

Outside

Front Garden

Laid to lawn with driveway leading up to property, outside lighting.

Rear Garden

A low maintenance rear garden with gravel and patio area, oil tank.

Garage

5.30m max x 2.36m max

Door to rear, electric garage door to front, power and light connected. Cupboard housing new oil fired boiler serving central heating and domestic hot water.

Please Note

All mains services connected with the exception of gas.

Council Tax Band E.

EPC Rating: D.

Low flood risk.

Broadband: Standard and Ultrafast available.

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

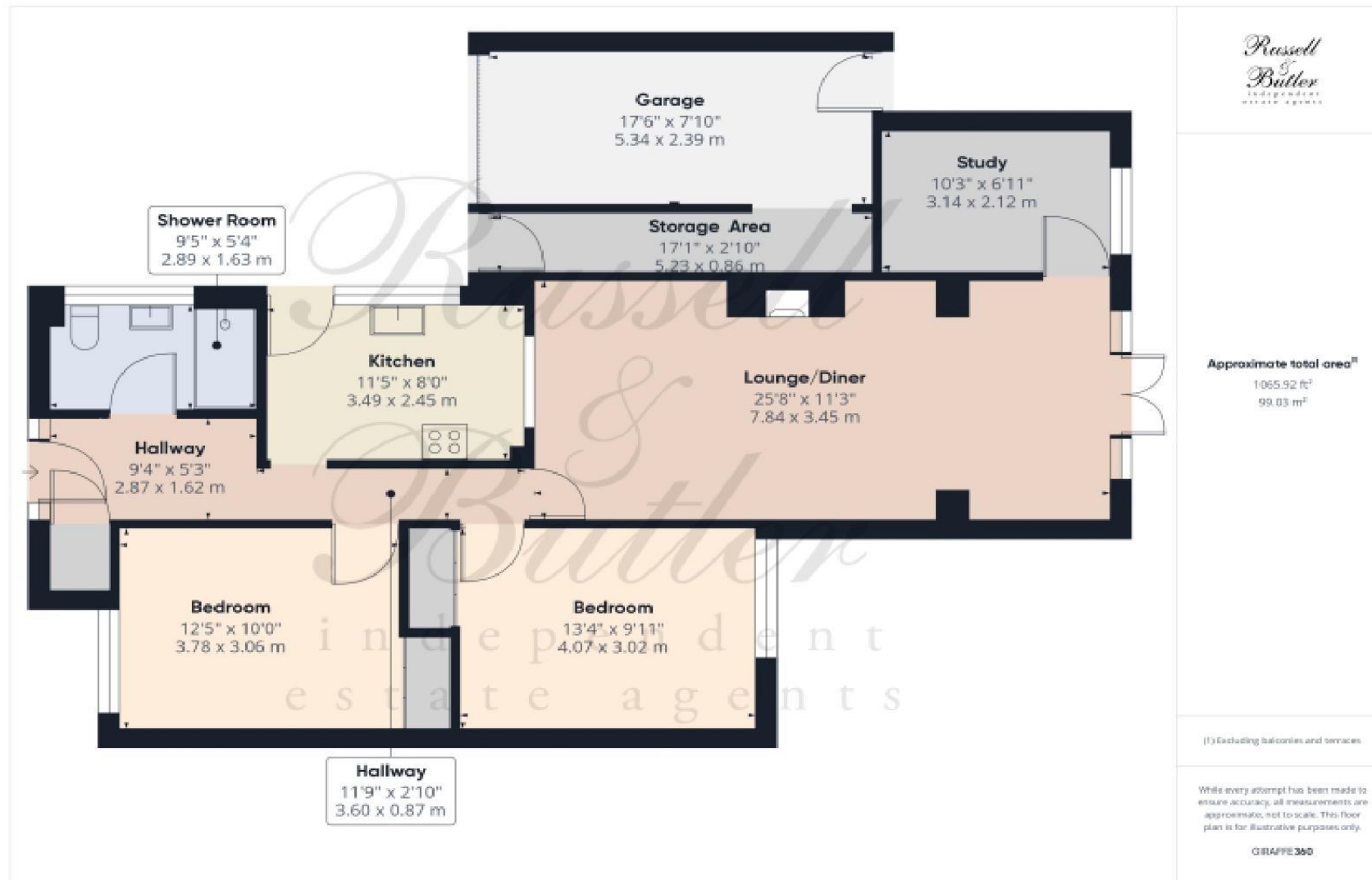
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and bestbroker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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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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