

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



*Russell  
&  
Butler*  
independent  
estate agents



## Whitehead Way, Buckingham, MK18 1FL Asking Price £385,000.00 Freehold

Located opposite a lovely leafy green a spacious 3-bedroom property with high specification fixtures and fittings and offered for sale with No Onward Chain. The accommodation on two levels and comprises: Entrance porch, ground floor cloakroom, dual aspect sitting room with French doors leading out onto the patio and rear garden, separate dining room, kitchen breakfast room with granite work surfaces and integrated appliances and a separate utility room. The landing is light and airy and leads to the master bedroom with built in wardrobes and en-suite shower room, second double bedroom also benefitting from built in wardrobes, third single bedroom and the family bathroom. The front garden is well stocked with flower and shrub beds and borders and enclosed by picket fencing. The rear garden is fully enclosed and laid partly to lawn with paved patio and flower beds, gated access leads to the allocated parking space and single garage. EPC C



### **Entrance**

Part glazed door to entrance hall, providing access to accommodation, stairs rising to first floor, wooden flooring.

### **Sitting Room**

*16' 2" X 10' 0" (4.94m X 3.05m)*

Dual aspect sitting room, feature fireplace with fire as fitted, with Upvc double glazed window to front aspect, Upvc double glazed French doors to patio and rear garden, coving to ceiling, televisions point, radiator.

### **Dining Room**

*10' 8" X 9' 5" (3.26m X 2.88m)*

Upvc double glazed window to front aspect overlooking lovely green, under stairs storage cupboard, double panel radiator, coving to ceiling, wooden flooring, part glazed door to inner hallway.

### **Kitchen/Breakfast Room**

*12' 4" X 13' 6" (3.78m X 4.12m)*

Fitted to hi-specification to comprise inset one and a quarter stainless steel sink unit, mono bloc mixer taps, cupboard under, a further range of cream high gloss wall, drawer and base units with granite work surfaces over, ceramic tiling to splash areas, integrated fridge and freezer, integrated dishwasher, integrated gas hob and electric double oven, filter hood over, tiled flooring, inset downlighters, Upvc double glazed windows to front and rear aspects, two radiators, door to:

### **Utility Room**

*7' 6" X 5' 10" (2.30m X 1.78m)*

Inset stainless steel single drainer sink unit, mono bloc mixer tap, cupboard under, granite work surfaces, ceramic tiling to splash areas, space and plumbing for washing machine, cupboard housing wall mounted gas fired boiler, supplying both domestic hot water and radiator heating, ceramic tiling to splash areas, radiator, tiled flooring. Upvc double glazed window to rear aspect,

### **Cloakroom**

White suite of low level wc, wash hand basin, single panel radiator, tiled flooring, obscure Upvc double glazed window to rear aspect, tiling to splash areas.

### **First Floor Landing**

Access to loft space, Upvc double glazed window to rear aspect, radiator, airing cupboard housing immersion heater.

### **Bedroom One**

*16' 5" X 10' 2" (5.01m X 3.12m)*

Benefitting from built in wardrobes with hanging rail and shelving as fitted, radiator, Upvc double glazed windows to front and rear aspect, door to en-suite.

### **En-Suite**

*5' 1" X 4' 1" (1.57m X 1.26m)*

White suite of fully tiled double width shower cubicle with shower as fitted, low level wc, pedestal wash hand basin, full and half height ceramic tiling to splash areas, radiator, spot lighting, extractor fan, Upvc double glazed window to front aspect.

### **Bedroom Two**

*12' 6" X 6' 7" (3.82m X 2.01m)*

Having the advantage of built in wardrobes, radiator, Upvc double glazed window to front aspect.

### **Bedroom Three**

*7' 2" X 7' 1" (2.19m X 2.18m)*

Upvc double glazed window to front aspect, radiator.

### **Bathroom**

*5' 6" X 7' 1" (1.69m X 2.17m)*

White suite of panel bath with separate shower over, glazed screen, radiator, pedestal wash hand basin, low level wc, shaver point, extractor fan, obscure Upvc double glazed window to rear aspect, full and half height tiling to walls.

### **Front Garden**

Gated front garden enclosed with picket fencing, pathway leading to property entrance, lid part to lawn with shrub beds and borders.

### **Rear Garden**

Part enclosed by walling and fencing, paved patio, laid to lawn with well stocked flower and shrub beds and borders, outside power, outside tap, gated rear access to garage & parking.

### **Garage**

*17' 10" X 8' 4" (5.46m X 2.55m)*

Single garage to the rear, up and over door. Allocated parking.

### **Please Note**

EPC rating C

Council tax band D

Management company Crabtree and annual charges approx. £200 per Anum

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 900Mbps upload speeds The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom)

Parking: Parking space for two cars.

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.





Russell  
& Butler  
INDEPENDENT  
Estate Agents



Russell  
& Butler  
INDEPENDENT  
Estate Agents



Russell  
& Butler  
INDEPENDENT  
Estate Agents



Russell  
& Butler  
INDEPENDENT  
Estate Agents

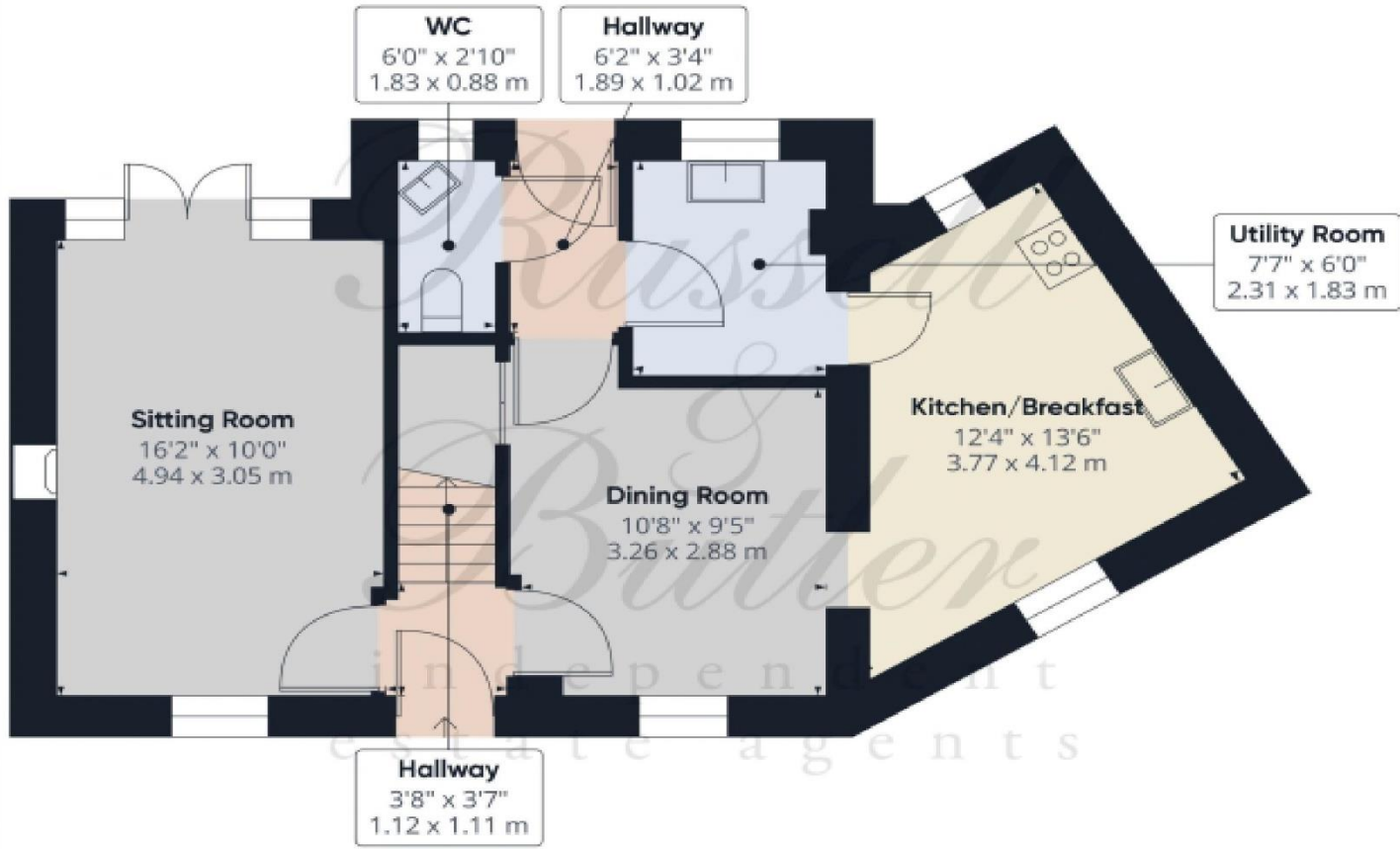




Russell  
&  
Butler  
independent  
estate agents







Approximate total area<sup>(1)</sup>  
525.81 ft<sup>2</sup>  
48.85 m<sup>2</sup>

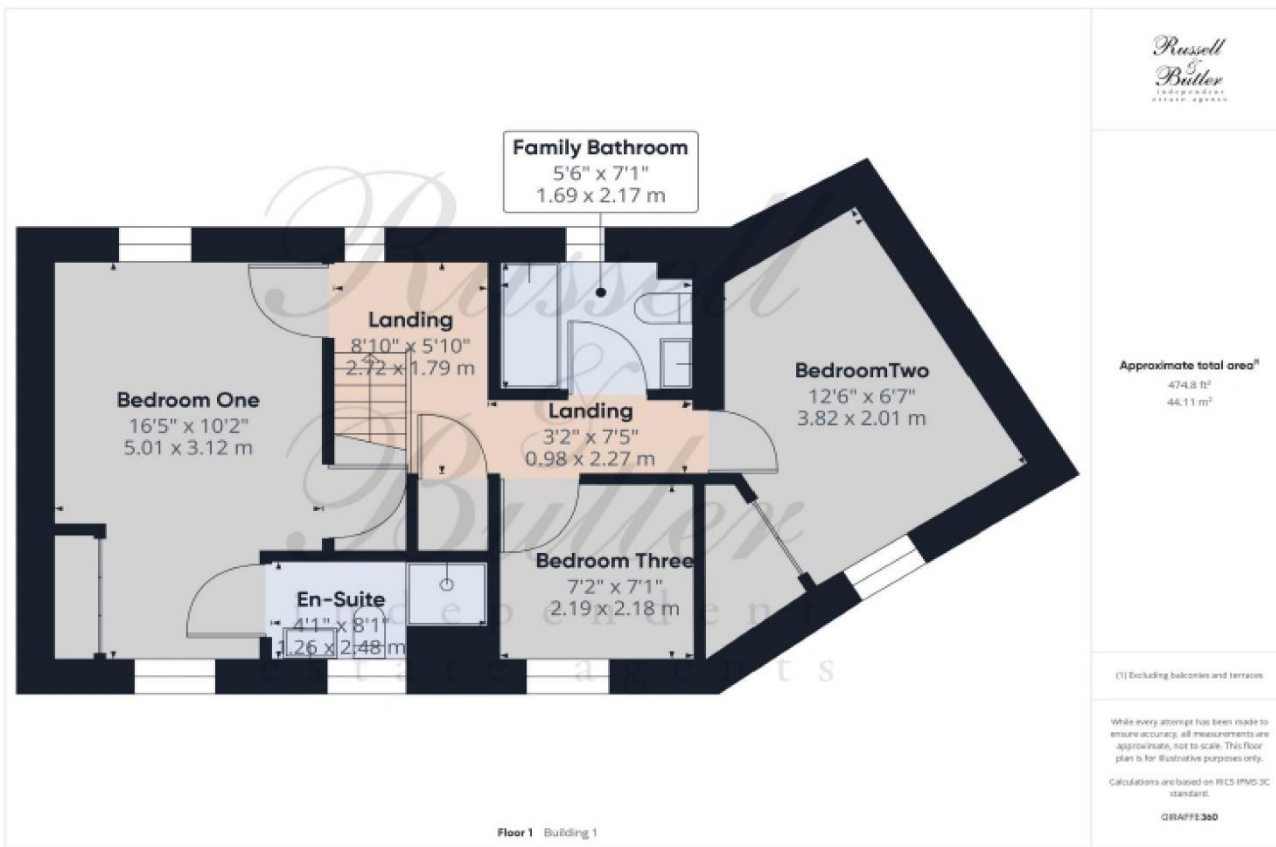
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 1





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.

Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)

