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# The Elms, Preston Bissett, MK18 4LY

**Asking Price £535,000.00**

A fabulous three bedroom extended semi detached house situated along a quiet lane in this popular North Bucks village. The property is offered in excellent order throughout and has the advantages of air source heating plus solar panels, UPVC double glazing, a good sized re-fitted kitchen/dining room, a groundfloor shower room and beautiful landscaped gardens to front and rear. The accommodation comprises: Large reception hall, inner hall, cloak/shower room, sitting room, study, kitchen/dining room, utility room, three bedrooms, family bathroom, gardens to front and rear and parking for 3/4 cars. Energy rating B.



## Entrance

Open entrance porch, composite double glazed door.

## Entrance Hall

*10' 6" X 8' 7" (3.22m X 2.64m)*

Vaulted ceiling with inset LED downlighters, ceramic tile floor, radiator, two Velux window, Upvc double glazed window to front aspect, Butler sink with mono bloc mixer tap, cupboard under, further base and eyelevel units, Oak wood surfaces, Upvc double glazed door to lean to shed/workshop.

## Inner Hall

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

## Cloak/Shower Room

*8' 1" X 3' 11" (2.47m X 1.21m)*

White suite of double width fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, ceramic tiled floor, Upvc double glazed window to side aspect, extractor fan, Velux window.

## Sitting Room

*14' 10" X 15' 10" (4.53m X 4.84m)*

4.53m x 4.84m Max

Fireplace with wood burner, Oak wood flooring, Upvc double glazed window to front aspect, under stairs storage cupboard.

## Study

*9' 10" X 9' 6" (3.00m X 2.90m)*

Radiator, Oak wood flooring, Upvc double glazed window to front aspect.

## Kitchen/Dining Room

*14' 10" X 14' 8" (4.53m X 4.48m)*

4.53m Max x 4.48m Max, 3.51m Min

Re-fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, Granite work surfaces, tiled floor, four ring ceramic hob with extractor canopy over, split level double oven with grill under, integrated dishwasher, two radiators, Upvc double glazed windows to side and rear aspects, Upvc double glazed French patio doors to rear garden, vaulted ceiling with inset downlighting, four Velux windows.

## Utility Room

*7' 2" X 6' 6" (2.19m X 2.00m)*

Inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, granite work surfaces, plumbing for automatic washing machine, inset downlighting, Upvc double glazed window to rear aspect, tiled floor, radiator.

## First Floor Landing

Access to loft (with light, power and ladder) space with boarding, Upvc double glazed window to rear aspect, airing cupboard housing hot water tank, under floor heating.

## Bedroom One

*13' 5" X 9' 5" (4.11m X 2.88m)*

Upvc double glazed window to front aspect, under floor heating.

## Bedroom Two

*11' 1" X 9' 6" (3.39m X 2.92m)*

Upvc double glazed window to front aspect, built in double width storage cupboard with shelving, under floor heating.

## Bedroom Three

*9' 7" X 10' 8" (2.93m X 3.26m)*

2.93m x 3.26m Max to rear of storage

Currently used as a dressing room with a range of built in storage. Upvc double glazed window to side aspect, under floor heating.

## Family Bathroom

*7' 10" X 6' 0" (2.40m X 1.84m)*

White suite of panel bath with mixer tap and shower attachment, pedestal wash basin, low flush wc, ceramic tiling to splash areas, tiled floor, Upvc double window to side aspect, extractor fan, ladder towel radiator, under floor heating.

## Front Garden

Landscaped front garden accessed via five bar gates, laid to shingle providing parking for 3/4 cars, well stocked flower and shrub beds, car charging point, outside lighting.

## Rear Garden

Beautiful landscaped rear garden that is laid to lawn with well stocked flower and shrub beds and borders, good sized raised paved patio, outside lighting, screened air source heat pump, second paved and decked patio, gate to rear.

## Summerhouse

*13' 10" X 10' 6" (4.22m X 3.22m)*

Power and light connected.

## Lean to shed/Workshop

*11' 3" X 9' 8" (3.45m X 2.96m)*

Power and light connected.

## Please Note

All main services are connected with the exemption of gas. Council Tax Band: C  
EPC Rating: B  
Standard and Ultrafast broadband available.

EE, Vodaphone, Three and 02 Voice and Data likely Outdoors

Between 3rd of March 2023 & 1st of March 2024 the owners received £955.74 for the excess electricity generated from the solar panels.

Very low risk of flooding

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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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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