

*Russell & Butler*

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# Manor Park, Maids Moreton, MK18 1QX

## Asking Price £475,000.00 Freehold

A three bedroom detached bungalow situated in a sought after village and offering gas to radiator central heating, UPVC double glazing, good sized sitting and dining rooms, a private south east facing rear garden, garage and parking. The accommodation comprises: Entrance hall, cloakroom, sitting/dining room, dining room, kitchen, inner hall, three bedrooms, shower room, garage, useful store and gardens to front and rear. NO ONWARD CHAIN. Energy rating C.



### **Open Porch**

Upvc double glazed entrance door to:

### **Entrance Hall**

Radiator.

### **Cloakroom**

White suite of wash hand basin, cupboard under, low flush wc, radiator, extractor fan, Upvc double glazed window to rear aspect, built in storage cupboard.

### **Sitting Room**

*21' 11" X 14' 0" (6.70m Max X 4.27m Max)*

Fireplace, double radiator, radiator, Upvc double glazed windows to front and side aspects.

### **Dining Room**

*12' 11" X 8' 9" (3.96m X 2.68m)*

Double radiator, Upvc double glazed window to front aspect.

### **Kitchen**

*12' 5" X 8' 1" (3.80m X 2.48m)*

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with concealed extractor fan over, split level electric double oven and grill, plumbing for automatic washing machine and dishwasher, double radiator, Upvc double glazed window to side aspect, Upvc double glazed door to garden.

### **Inner Hall**

Radiator, access to loft space with light and ladder, airing cupboard housing hot water tank and immersion heater.

### **Bedroom One**

*12' 8" X 11' 3" (3.87m X 3.45m)*

Double radiator, built in wardrobes, Upvc double glazed windows to side and rear aspects.

### **Bedroom Two**

*13' 0" X 9' 6" (3.97m X 2.92m)*

Radiator, built in wardrobes, Upvc double glazed window to side aspect.

### **Bedroom Three**

*8' 7" X 8' 11" (2.62m X 2.73m)*

Radiator, Upvc double glazed window to rear aspect.

### **Shower Room**

*7' 9" X 5' 10" (2.38m X 1.78m)*

White suite of walk in shower, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, ceramic tiled floor, bidet, radiator, Upvc double glazed window to side aspect.

### **Front Garden**

Open plan laid to lawn, block paved driveway to garage, gated side access to:

### **Rear Garden**

L shaped rear garden, laid to lawn with well stocked flower and shrub beds and borders, paved patio, fully enclosed by timber fencing and not overlooked, South East facing.

### **Garage**

*18' 8" X 8' 11" (5.69m X 2.73m)*

Attached garage with electric up and over door, power and light connected, Upvc double glazed window to rear aspect, personal door to rear garden.

### **Outbuilding**

*9' 0" X 4' 4" (2.76m X 1.33m)*

Brick built store with power and light connected, "GlowWorm" gas fired boiler supplying both domestic hot water and gas to radiator central heating.

### **Please Note**

All mains services connected.

EPC Rating: C

Council Tax Band: E

Superfast broadband available

Mobile coverage- EE, O2, Vodafone and Three all

Voice and Data.

Low Flood Risk

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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