

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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



# Old Barn Close, Gawcott, MK18 4JH.

**Asking Price £500,000.**

A fabulous three bedroom detached bungalow backing onto a conservation area and situated in a small cul de sac in this popular village. The property is presented to a high standard and offers, a re-fitted kitchen, UPVC double glazing, gas to radiator central heating each radiator having individual thermostatic valves, a conservatory, landscaped gardens to front and rear and an oversized single garage with workshop to rear. There is also a large undercroft providing excellent storage and there has been extensive insulation improvements carried out to the loft area with extra insulation added and 6 inch Rockwool insulation fitted to the whole underfloor area. The accommodation of the property fully comprises: Entrance porch, entrance hall, cloakroom, sitting room, kitchen, dining room, conservatory, inner hallway, three bedrooms, bathroom, garage, workshop and gardens to front and rear. NO ONWARD CHAIN. Energy rating C.



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### **Entrance**

Upvc double glazed entrance door to:

### **Entrance Porch**

Upvc double glazed porch. Ceramic tiled floor. Composite door:

### **Entrance Hall**

Radiator. Alarm System Panel. Door to sitting, dining and cloakroom.

### **Cloakroom**

A white suite of Low Level W.C. Pedestal wash hand basin. Ceramic half height complimentary ceramic tiling to all walls. Radiator. Upvc double glazed window to front aspect.

### **Sitting Room** *18' 3" X 10' 10" (5.57m X 3.32m)*

Limestone feature fireplace with log effect electric fire. Two radiators. Upvc double glazed window to front aspect.

### **Dining Room** *9' 6" X 9' 2" (2.90m X 2.80m)*

Open through to the kitchen. Radiator. Upvc double glazed window to side aspect.

### **Kitchen** *9' 5" X 9' 2" (2.89m X 2.81m)*

Re-fitted to comprise inset ceramic single drainer sink unit with monobloc mixer tap, cupboard under. A further range of base and eye-level units, rolled edge work surfaces, Alusplash panels to hob, wall and water sensitive areas. Four position electric ceramic hob, split level electric double oven under. Integrated fridge/freezer. Plumbing for automatic washing machine and dishwasher. Upvc double glazed window to side aspect. Upvc double glazed French doors to conservatory. Concealed lighting to work surfaces.

### **Conservatory** *10' 2" X 8' 0" (3.12m X 2.44m)*

A Upvc double glazed conservatory with a brick base. Ceramic tiled floor, radiator, French doors to garden. External mains waterproof socket outlet for electric mower etc.

### **Inner Hall**

Access to loft space. Built in cloaks cupboard. Airing cupboard housing Worcester Bosch 8000 gas fired combination boiler supplying both central heating and domestic hot water. Light. Clothes rail.

### **Bedroom One** *12' 7" X 10' 11" (3.84m X 3.33m)*

Radiator. Upvc double glazed window to front aspect.

### **Bedroom Two** *11' 3" X 11' 1" (3.43m X 3.40m)*

Radiator. Upvc double glazed window to rear aspect

### **Bedroom Three** *11' 2" X 9' 5" (3.42m X 2.88m)*

Built in cupboard. Plumbing in place to create a shower room. Radiator. Upvc double glazed window to rear aspect.

### **Bathroom**

A white suite of panel bath with mixer tap shower attachment, wash hand basin with cupboard under. Low Level W.C. Heated towel rail/radiator. Full ceramic tiling to all walls. Upvc double glazed window to rear aspect.

### **Front Garden**

On a split level with steps rising to an open porch and entrance porch. Garden laid to lawn with well stocked flower and shrub borders. Block paved driveway to integral garage. Gates to either side. Access to rear.

### **Rear Garden**

Beautifully kept rear garden laid partly to lawn. Good sized patio. Well stocked flower and shrub borders. Steps to split level flower and shrub borders. Outside light. Outside tap. Timber shed.

### **Garage** *15' 5" X 12' 6" (4.72m X 3.82m)*

Up and over door. Power and light connected. Cold water tap. Upvc double glazed window to side aspect. Door to workshop. Door to a large undercroft providing excellent storage with light. A new mains electrical distribution unit with RCD's, MCB's and surge protection units.

### **Workshop** *12' 5" X 6' 8" (3.81m X 2.04m)*

Power & Light connected.

### **Please Note**

All mains services connected. Epc rating C.

Council Tax Band E.

Source for below communications information via Ofcom website. Standard, superfast and ultrafast broadband available.

Mobile coverage indoor & outdoor voice and enhanced data likely. O2 and Vodaphone. EE & 3 none.

Flooding Low risk

### **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 Clare on 01280 815999 or 07772 159555.

### **N.B.**

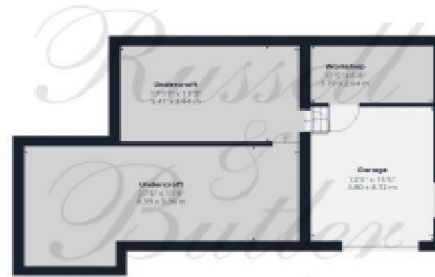
Measurements on floorplans are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements please see the full property brochure where the measurements are shown in both imperial and metric.





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Floor -1

Approximate total area<sup>1)</sup>  
1,815.06 ft<sup>2</sup>  
168.62 m<sup>2</sup>



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Floor 0

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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