

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



Beech Cottage, Main Road, Dadford, Buckinghamshire, MK18 5LD

Asking Price £415,995

A fabulous three bedroom semi detached property well situated in a village location not far from Buckingham. Beech cottage is beautifully presented both inside and out and benefits from a landscaped rear garden, off road parking for two vehicles and plenty of outside space at the rear of the property. The accommodation of the property fully comprises: Entrance hall with built in storage, downstairs WC, sitting room with wood burning stove and doors leading out to the rear garden. The sitting room is open through to the kitchen/breakfast room which benefits from various 'Neff' integrated appliances, separate utility room, first floor landing, main bedroom with built in wardrobes and an ensuite, a good sized second bedroom, bedroom three with built in storage and a spacious family bathroom. To the front of the property there is a pathway leading to the entrance and gated side access leading to the fully landscaped rear garden with steps leading up to further outside space and parking. EPC rating B.



Entrance

Door to:

Entrance Hall

Stairs rising to first floor, built in storage, under floor heating.

Cloakroom

White suite of low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, heated towel rail, extractor fan, under floor heating.

Sitting Room

19' 5" X 11' 7" (5.94m Max x 3.55m Max, 2.98m Min to front of fireplace)

Wood burning stove, under floor heating, double glazed window to front aspect, double glazed doors to rear garden, open through to:

Kitchen/Breakfast Room

12' 8" X 10' 2" (3.87m X 3.12m)

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, work tops over, downlighters, built in fridge freezer, built in 'Neff' oven and hob, 'Neff' extractor hood over, built in 'Neff' dishwasher, under floor heating.

Utility Room

Stainless steel sink unit with mixer tap, cupboard under, work top over, space and plumbing for washing machine, space for dryer, tiling to splash area, extractor fan, under floor heating.

First Floor Landing

Access to loft space, radiator, cupboard housing water tank.

Bedroom One

10' 2" X 10' 8" (3.27m to front of wardrobe, 2.94m Min + Door Recess x 3.11m Max)

Double glazed window to rear aspect, radiator, built in wardrobes.

En-Suite

Walk in shower, white suite of low level wc, wash hand basin with mixer tap, tiling to splash areas, extractor fan, downlighters, Velux window, extractor fan, heated rail.

Bedroom Two

10' 10" X 8' 7" (3.31m Max, 2.85m Min x 2.62m Max)

Please note some restricted head room.

Double glazed window to front aspect, radiator.

Bedroom Three

10' 7" X 5' 9" (3.23m Max x 1.77m Max)

Double glazed window to rear aspect, built in storage with shelving and rail as fitted, radiator.

Family Bathroom

White suite of bath with mixer tap, shower over, shower screen as fitted, low level wc, wash hand basin with mixer tap, tiling to splash areas, heated towel rail, downlighters, Velux window, extractor fan.

Front Aspect

Pathway to property entrance, laid to lawn with a range of flower and shrub beds, outside light, gated side access.

Rear Garden

A fully landscaped rear garden comprising patio seating area, steps leading up to lawn area and parking, outside light, outside power, outside tap.

Additional Garden to Rear

A large lawned area with well established trees, large shed with power and light connected and a log store located behind.

Please Note

All mains services connected with the exception of mains gas.

Electric Air source heating.

Allocated parking for two cars.

Council Tax Band: D.

EPC Rating: B.

Standard and Ultrafast broadband available.

Mobile Voice and Data - Indoor EE Limited. Outside EE, O2 and Vodafone Likely Three Limited.

Very Low risk of flooding.

Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on.

Mortgage Advice

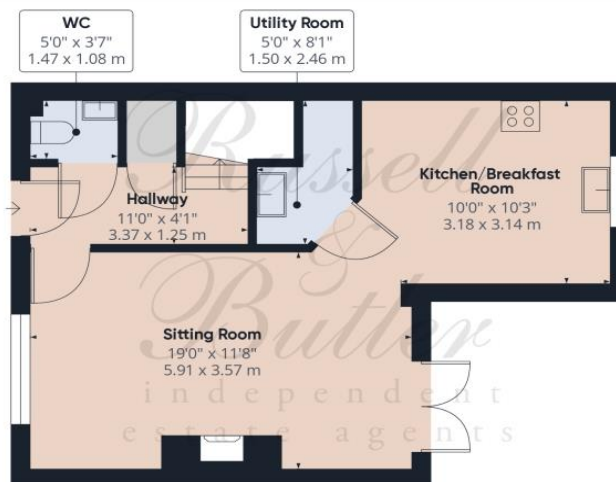
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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



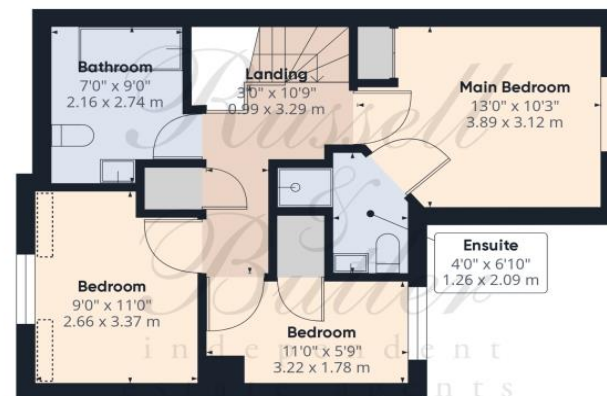


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Floor 0



Floor 1

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Approximate total area⁽¹⁾

922.04 ft²

85.66 m²

Reduced headroom

7.32 ft²

0.68 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

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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