

Russell & Butler

independent estate agents

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Alfred Way, Buckingham, MK18 1WP

Asking Price £409,995.00 Freehold

Built in just 2022, this immaculately presented light and airy three bedroom semi detached family home benefiting from semi open plan living, great for both families and entertaining, driveway parking for two vehicles located at the side of the property, a landscaped rear garden with large patio area, porcelain tiled flooring downstairs, plenty of built in storage and an ensuite to main bedroom with double width shower. The accommodation of the property fully comprises: Entrance hall, cloakroom, kitchen open through to the dining area, sitting room with doors leading out to the rear garden, first floor landing with built in storage, bedroom one with ensuite and built in wardrobes, two further bedrooms and family bathroom. EPC rating B. Council Tax Band: D. Freehold. Approx. 8 years NHBC remaining. Annual maintenance for development approx £353 per annum.



Entrance

Door to:

Entrance Hall

Providing access to accommodation, stairs rising to first floor, radiator, Porcelain tiled flooring.

Cloakroom

White suite of low level wc, wash hand basin with storage under, Upvc double glazed window to front aspect, radiator, Porcelain tiled flooring.

Sitting Room

15' 5" X 10' 9" (4.72m X 3.28m)

A lovely light and airy sitting room with Upvc double glazed French doors to landscaped rear garden, radiator, Porcelain tiled flooring.

Kitchen/Diner

18' 6" X 11' 10" (5.65m Max x 3.63m Max, 2.50 Min)

Fitted to a Hi specification to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over with co-ordinating upstands, integrated dishwasher and washing machine, integrated fridge and freezer, built in hob and oven, extractor hood over, Upvc double glazed window to front aspect, Porcelain tiled flooring, large under stairs storage cupboards, cupboard housing gas fired boiler supplying both domestic hot water and gas to radiator central heating, inset downlighters, open through to sitting room.

First Floor Landing

Storage cupboards with shelving as fitted, access to loft space.

Bedroom One

15' 8" X 10' 8" (4.78m Max, 3.16m Min x 3.26m Max)

Radiator, Upvc double glazed window to rear aspect.

En-Suite

White suite of double width fully tiled shower, pedestal wash hand basin with mixer tap, low flush wc, contemporary tiling to walls, ladder towel rail.

Bedroom Two

11' 7" X 8' 7" (3.54m X 2.62m)

Upvc double glazed window to front aspect, radiator.

Bedroom Three

10' 7" X 6' 7" (3.24m Max into storage x 2.02m Max)

Upvc double glazed window to front aspect, radiator, built in shelving.

Family Bathroom

White suite of panel bath with mixer tap and shower over, low flush wc, wash hand basin with mixer tap, contemporary tiling to splash areas, heated towel rail, extractor fan, ceramic tiled floor.

Front Aspect

Double length parking, gated rear access, outside light, pathway leading to property entrance.

Rear Garden

Landscaped rear garden to include large paved patio, laid mainly to lawn, established flower beds and borders, outside tap, outside power, fully enclosed by panel fencing.

Please Note

All main services connected.

EPC rating B.

Council Tax Band D.

Standard, superfast and Ultrafast broadband available.

Mobile:

Indoor

02 Voice and Data Likely.

EE, Three and Vodafone Voice and Data limited.

Outdoor

EE, 02, Three and Vodafone Voice and Data Likely.

Flood Risk:

The property is in an area with 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 Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.



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Approximate total area⁽¹⁾

446.81 ft²

41.51 m²

Reduced headroom

8.72 ft²

0.81 m²

(1) Excluding balconies and terraces

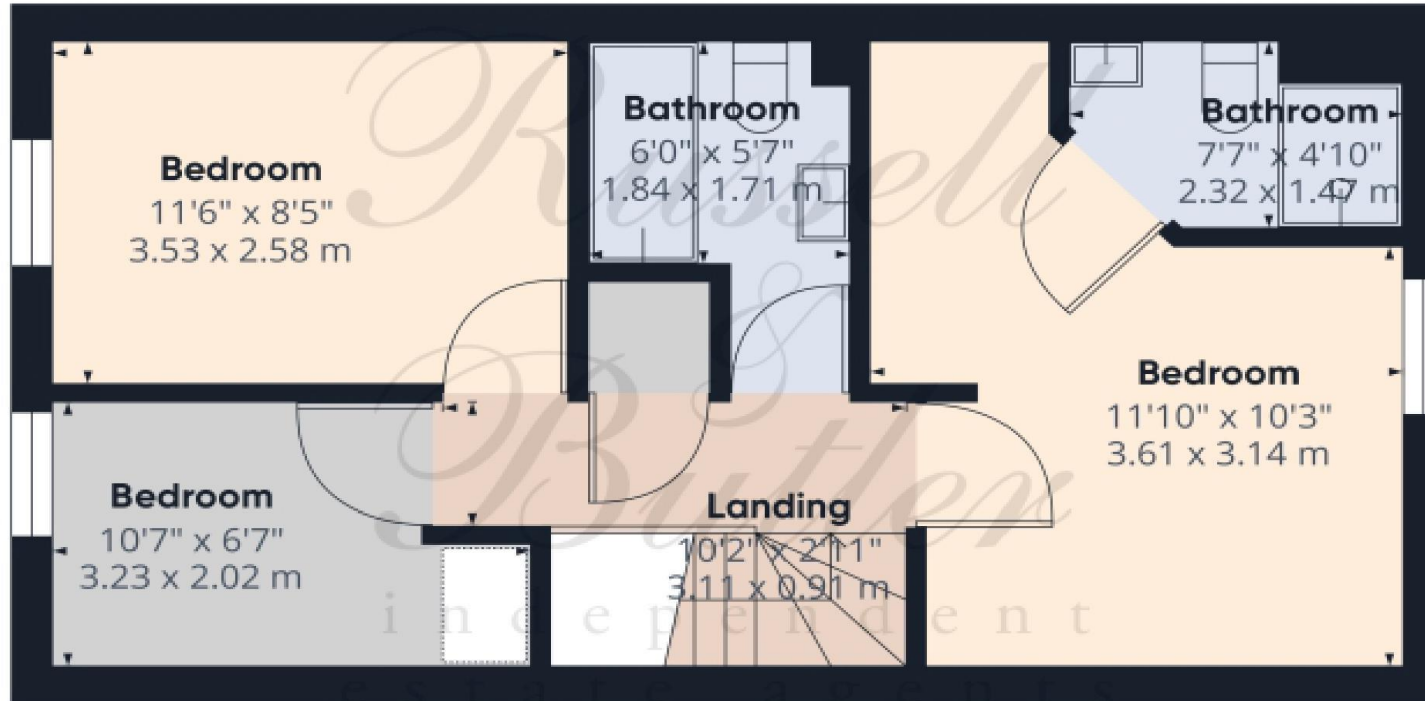
Reduced headroom

----- Below 5 ft/1.5 m

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.

GRAFFI360



Floor 1

Approximate total area⁽¹⁾
409.14 ft²
38.01 m²

(1) Excluding balconies and terraces

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GRAFFI360

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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