

Russell & Butler

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Aris Way, Buckingham, MK18 1FW

Asking Price £525,000 Freehold

An attractive and well presented four bedroom detached family home with a double garage well situated in a cul de sac location on the mount pleasant development in Buckingham, walking distance of Buckingham Grammar school and the town centre. The property benefits from two ensuites, plenty of living space, a good amount of parking and dual aspect sitting room. The accommodation of the property fully comprises: Entrance hall with built in storage, downstairs WC, sitting room with doors leading out to the garden, kitchen/breakfast room open through to a snug/playroom, first floor landing, main bedroom with ensuite, second bedroom with ensuite, two further bedrooms and family bathroom. Double garage and driveway parking and gated access leading to the rear garden. Freehold. EPC rating C.



Entrance

Door to:

Entrance Hall

Radiator, under stairs storage cupboard, stairs rising to first floor.

Cloakroom

White suite of pedestal wash hand basin, low level wc, Upvc double glazed window to rear aspect, radiator, tiling to splash areas.

Sitting Room

19' 6" X 11' 5" (5.95m X 3.50m)

Upvc double glazed window to front aspect, gas fire (please note not working) with surround, sliding door to rear.

Playroom/Snug

12' 6" X 9' 6" (3.82m Max X 2.91m)

Radiator, Upvc double glazed window to front aspect, open through to:

Kitchen/Breakfast Room

13' 6" X 12' 7" (4.12m X 3.85m)

A range of base and eyelevel units, two circular sinks, cupboard under, work tops over, tiling to splash areas, space for dishwasher, space for washing machine, space for range cooker, extractor hood over, space for fridge freezer, Upvc double glazed window to rear aspect, door to rear, radiator, downlighters.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank and linen shelving as fitted.

Bedroom One

11' 6" X 9' 9" (3.51m X 2.98m)

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

En-Suite

Fully tiled, walk in shower, pedestal wash hand basin, low level wc, radiator, Upvc double glazed window to rear aspect.

Bedroom Two

8' 5" X 8' 10" (2.58m Max x 2.7m + Door recess)

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

En-Suite

Fully tiled walk in shower, pedestal wash hand basin, low level wc, radiator.

Bedroom Three

8' 6" X 8' 3" (2.61m + door recess x 2.54m + door recess)

Upvc double glazed window to rear aspect, radiator, built in wardrobes.

Bedroom Four

7' 9" X 7' 1" (2.37m Max x 2.18m Max)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with shower over and mixer tap, low level wc, wash hand basin with mixer tap, Upvc double glazed window to rear aspect, heated towel rail, tiling to splash areas.

Outside

Front Aspect

Driveway parking, path laid to property entrance, laid mainly to lawn with gated side access.

Rear Garden

Laid mainly to lawn with click in decking, gravel area, gated side access, outside tap.

Double Garage

16' 10" X 16' 8" (5.15m Max x 5.09m Max)

Two up and over doors, side pedestrian door, power and light connected.

Please Note

EPC Rating: C.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 900Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: On Driveway.

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

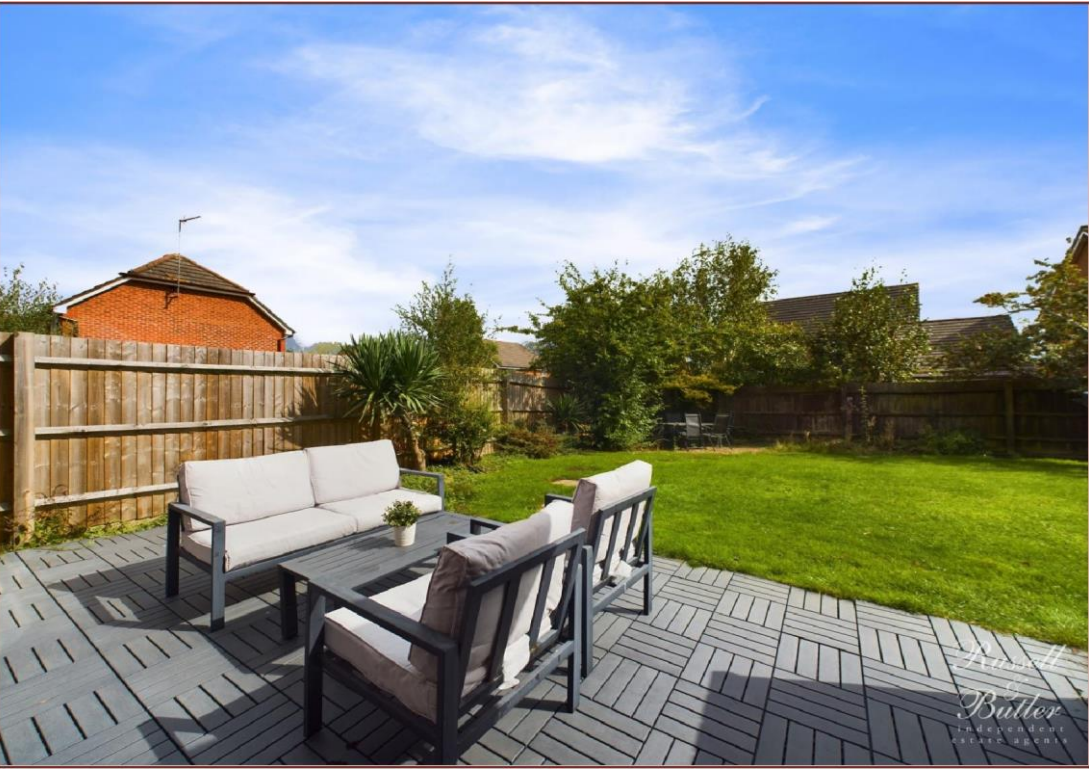
Mortgage Advice

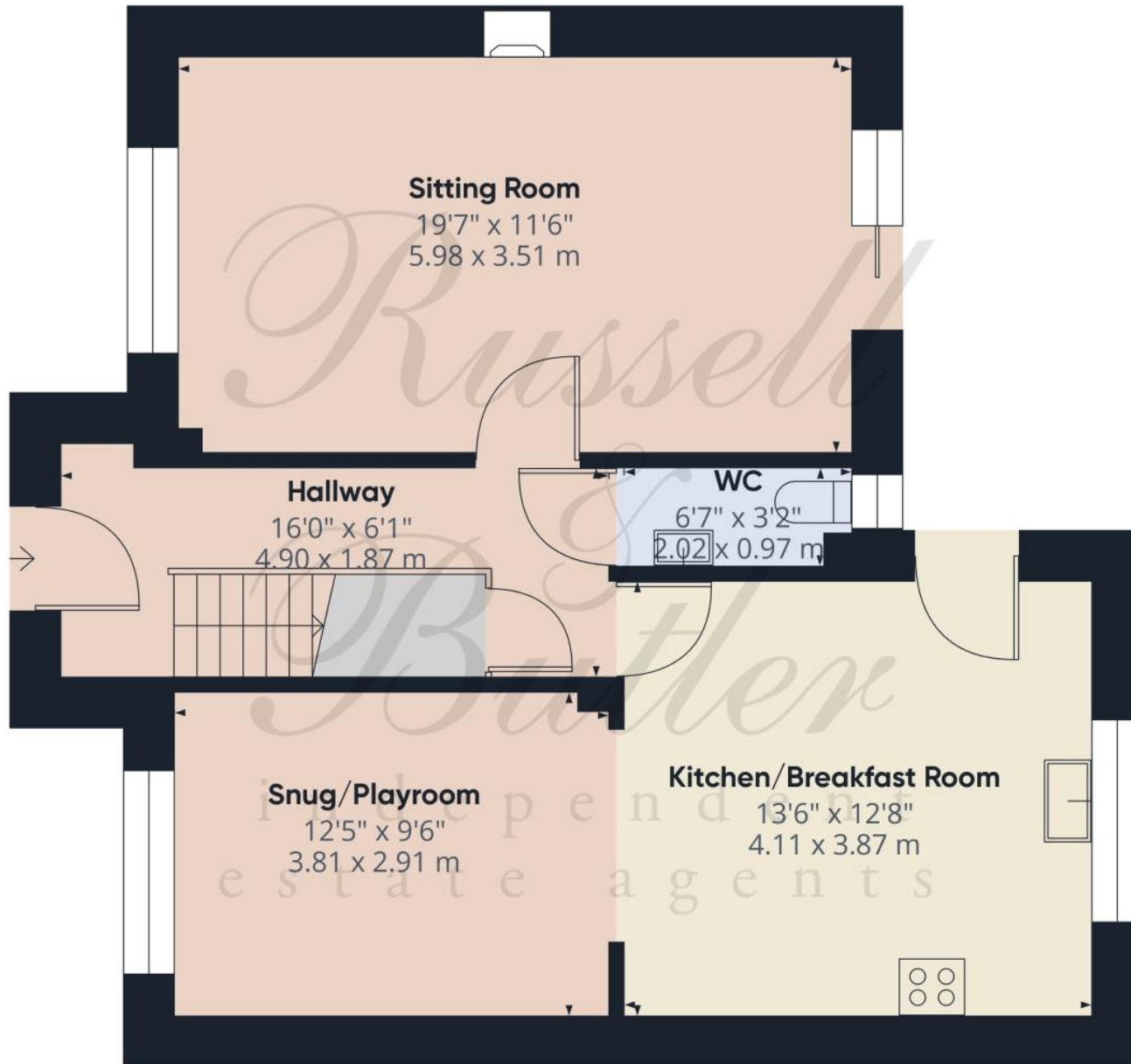
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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Approximate total area⁽¹⁾
647.23 ft²
60.13 m²

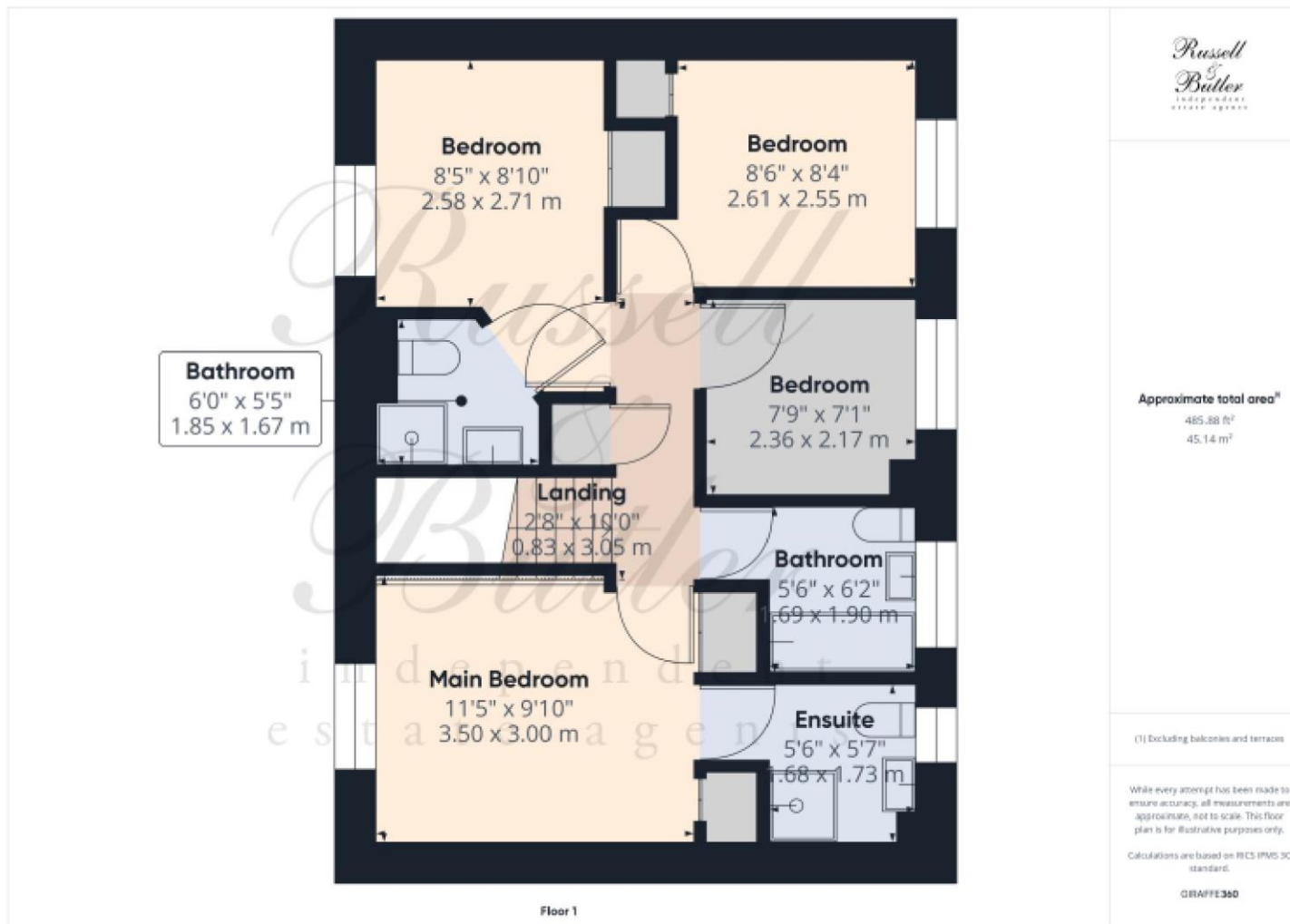
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0



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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