

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Westfields, Buckingham, MK18 1DZ

Asking Price £350,000.00 Freehold

An extended three bedroom semi detached home on a quiet crescent overlooking a pleasant green, conveniently located within walking distance to Buckingham town centre, Buckingham university and catchment for the Royal Latin Grammar School. The property benefits from a re-fitted kitchen, Upvc double glazing and gas to radiator central heating. The accommodation comprises: Entrance hallway, spacious sitting room, dining room with patio doors out onto a decked platform overlooking the rear garden, re-fitted kitchen, utility room and ground floor bathroom. On the first floor the main bedroom is of a good size with built in wardrobes, two further bedrooms and separate cloakroom. There is a driveway to the front of the property providing off road parking for several vehicles and a good size garden to the rear. EPC rating C. Council tax band C.



Entrance

Door to:

Entrance Hall

Providing access to accommodation, stairs rising to first floor.

Sitting Room

19' 7" X 11' 6" (5.98m X 3.51m)

Upvc double glazed window to front aspect, radiator, coving to ceiling, open though to.

Dining Room

10' 6" X 9' 7" (3.22m X 2.94m)

Upvc double glazed French patio doors to decked area, radiator, coving to ceiling.

Kitchen

9' 7" X 7' 8" (2.93m X 2.36m)

Re-fitted to comprise inset one and a quarter ceramic sink unit with mono bloc mixer taps, cupboard under, a further range of wall/drawer and base units, work tops over with co-ordinating upstands, built in wine rack, coving to ceiling, double oven with integrated grill in top oven, ceramic hob, extractor hood over, Upvc double glazed window to rear aspect overlooking garden, open through to:

Utility Room

7' 5" X 7' 2" (2.28m X 2.19m)

Space and plumbing for both washing machine and dishwasher, work tops over, wall mounted units, Upvc double glazed door to side aspect, coving to ceiling.

Ground floor Family Bathroom

7' 7" X 5' 6" (2.32m X 1.70m)

White suite of panel bath with separate shower over, glazed screen, pedestal wash hand basin, low flush wc, full height ceramic tiling to walls, Upvc double glazed window to side aspect.

First Floor Landing

Upvc double glazed window to side aspect.

First Floor Cloakroom

White suite of low level wc, wash hand basin.

Bedroom One

14' 2" X 9' 3" (4.34m X 2.82m)

Two Upvc double glazed windows to front aspect, radiator, range of built in wardrobes with hanging rail and shelving as fitted, over stair storage cupboard.

Bedroom Two

10' 1" X 9' 6" (3.09m X 2.90m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

7' 1" X 6' 9" (2.18m X 2.07m)

Upvc double glazed window to rear aspect, radiator.

Front Garden

Driveway for three vehicles width ways, gated side access to rear garden.

Rear Garden

Large decked area with steps leading down to rear garden which is laid mainly to lawn with patio areas, paved area to side with brick built storage shed housing Valiant gas fired boiler (installed 2 years ago) supplying both domestic hot water and radiator central heating, enclosed by panel fencing, storage shed.

Please Note

EPC Rating: C.

Council Tax Band: C.

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 1000Mbps 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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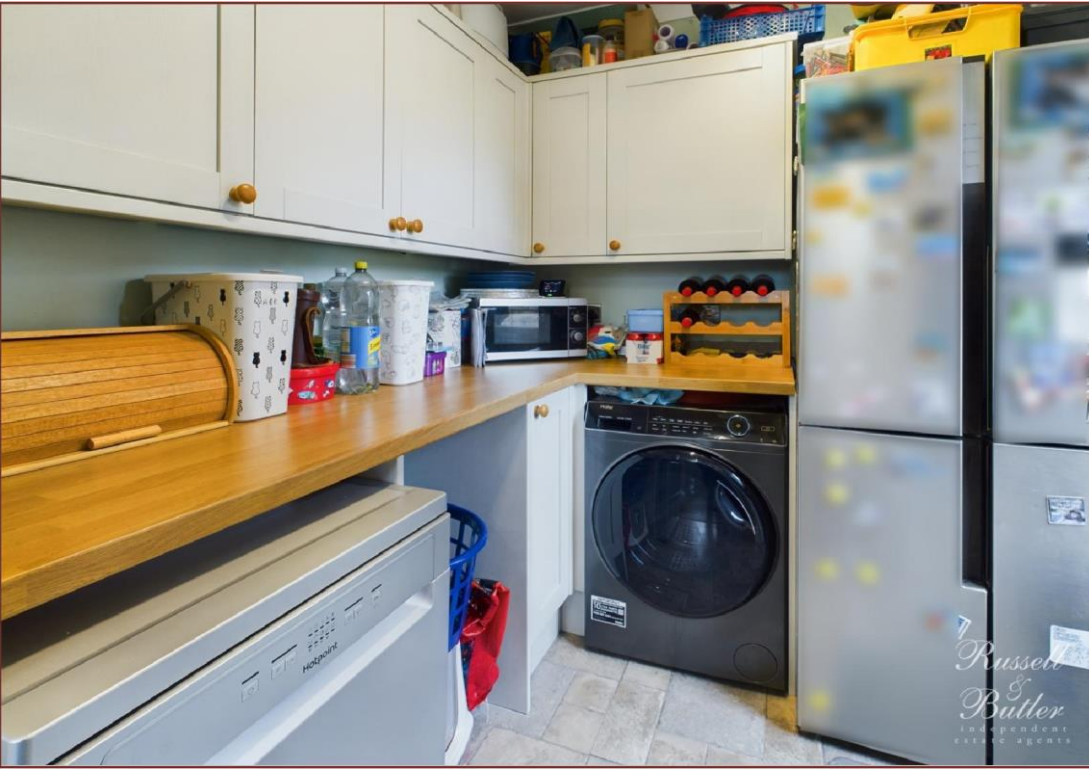
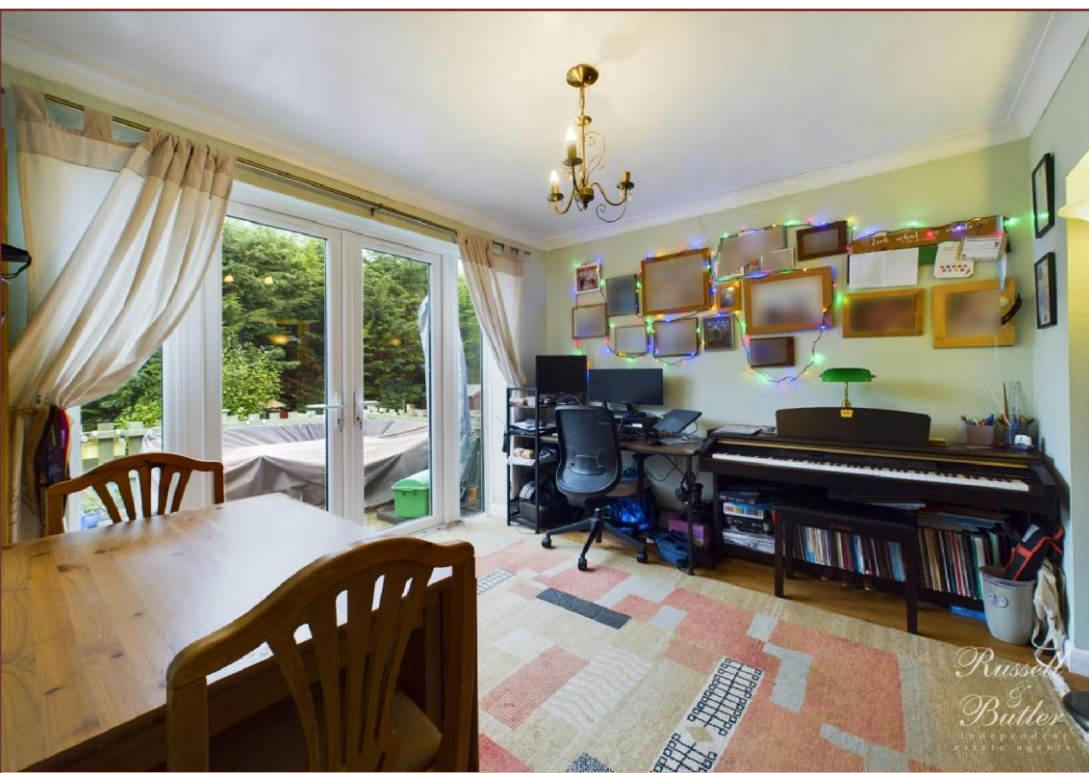
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Approximate total area⁽¹⁾

539.39 ft²

50.11 m²

Reduced headroom

7.64 ft²

0.07 m²

(1) Excluding balconies and terraces

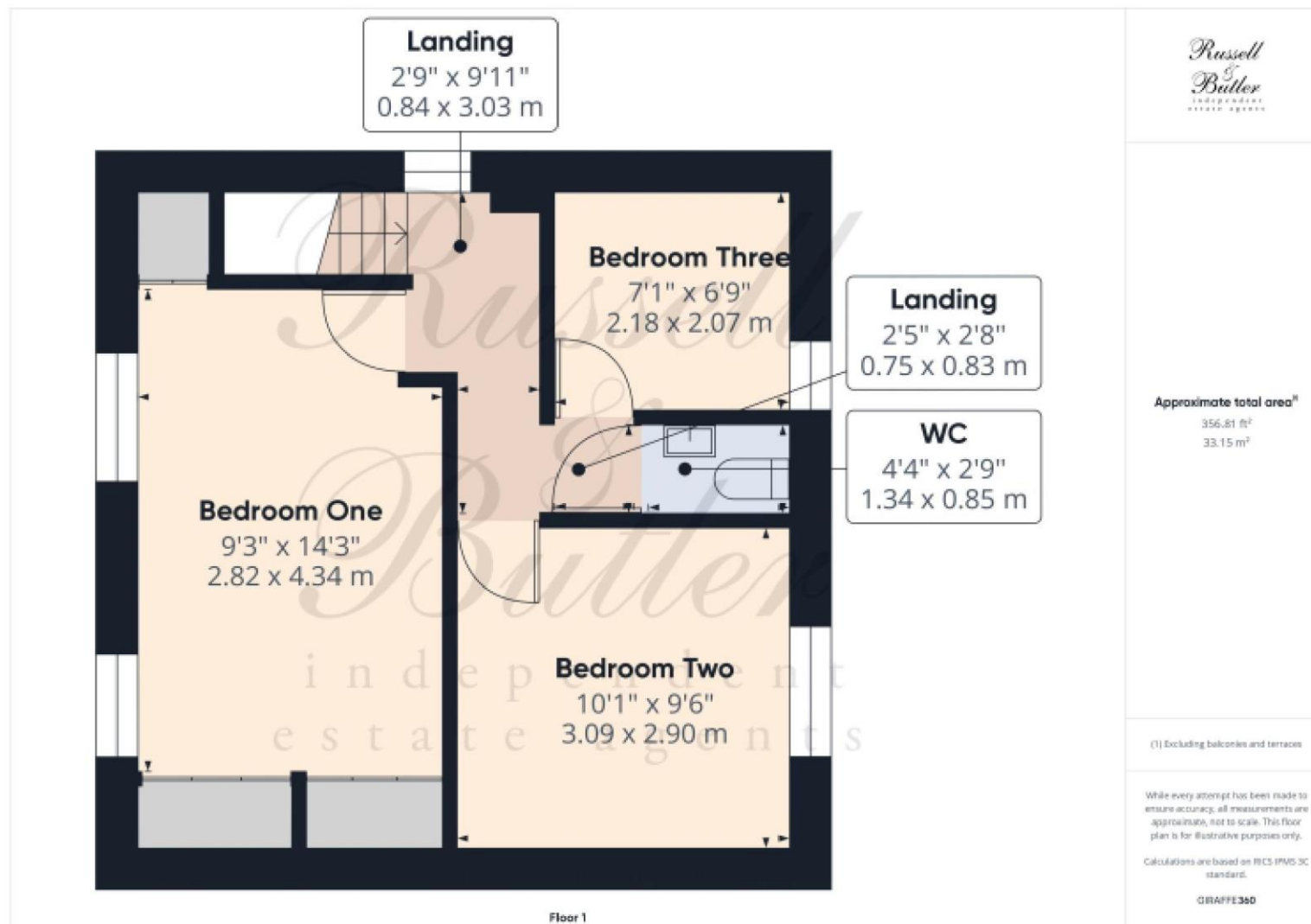
Reduced headroom

----- 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.

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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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