

*Russell & Butler*  
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# Cotswolds Way, Calvert Green, MK18 2FR

## Asking Price £535,000.00 Freehold

A five bedroom three storey town house offering gas to radiator central heating, upvc double glazing, three reception rooms, three bathrooms, double width garage and parking for four cars. The accommodation comprises on the ground floor: Entrance hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room, utility room. On the first floor: Landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. On the second floor: Landing, two bedrooms and shower room. Outside front and rear gardens, double width garage to the rear with parking for four cars. Council Tax Band F. Energy rating C.



**Entrance**  
Composite double glazed entrance door to:

**Entrance Hall**  
Double radiator, under stairs storage cupboard, stairs rising to first floor.

**Cloakroom**  
White suite of pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, extractor fan.

**Sitting Room**  
*18' 8" X 10' 3" (5.69m X 3.14m)*  
Limestone fireplace with coal effect fire (currently disconnected), two double radiators, inset downlighters.

**Dining Room**  
*10' 5" X 10' 3" (3.19m + Bay x 3.13m)*  
Double radiator, Upvc double glazed bay window to front aspect.

**Study**  
*10' 5" X 7' 11" (3.19m X 2.43m)*  
Double radiator, Upvc double glazed bay window to front aspect.

**Kitchen/Breakfast Room**  
*14' 9" X 9' 10" (4.50m X 3.01m)*  
Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall and eyelevel units, ceramic tiling to splash areas, integrated dishwasher, seven burner gas range cooker, extractor hood over, two Upvc double glazed windows to rear aspect.

**Utility Room**  
*5' 8" X 5' 2" (1.73m X 1.60m)*  
Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, plumbing for automatic washing machine, "Glowworm" gas fired boiler supplying both domestic hot water and gas to radiator central heating, double glazed door to side aspect.

**First Floor Landing**  
Stairs to second floor, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted.

**Bedroom One**  
*17' 3" X 10' 5" (5.27m Max, 4.19m Min X 3.18m)*  
Built in triple wardrobes, built in double wardrobes, two Upvc double glazed windows to front aspect.

**En-suite**  
*7' 11" X 4' 7" (2.42m X 1.40m)*  
White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic half tiling to all walls, extractor fan, Upvc double glazed window to front aspect.

**Bedroom Two**  
*11' 1" X 10' 7" (3.39m X 3.23m)*  
Radiator, Upvc double glazed window to rear aspect, wardrobe recess.

**Bedroom Five**  
*8' 9" X 8' 4" (2.69m X 2.55m)*  
Radiator, Upvc double glazed window to rear aspect, wardrobe recess.

**Family Bathroom**  
White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, ladder towel radiator, Upvc double glazed window to side aspect extractor fan, inset downlighting.

**Second Floor Landing**  
Access to loft space.

**Bedroom Three**  
*16' 1" X 10' 6" (4.91m X 3.22m)*  
Double radiator, fitted wardrobes, Upvc double glazed window to front aspect.

**Bedroom Four**  
*16' 1" X 8' 3" (4.91m X 2.54m)*  
Double radiator, fitted wardrobes, Upvc double glazed window to front aspect.

**Shower Room**  
*7' 7" X 6' 0" (2.33m X 1.85m)*  
White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic half tiling to all walls, extractor fan, Upvc double glazed window to front aspect, radiator.

**Front Garden**  
Laid to lawn with path to entrance enclosed by hedge and wrought iron fencing.

**Rear Garden**  
Gated pedestrian rear access to rear garden, laid to lawn with flower and shrub beds and borders, paved patio, fully enclosed by brick wall and timber fencing, outside light, outside tap.

**Garage**  
Double width garage with two up and over doors, power and light connected, eaves storage space which is boarded. Garage is to the rear of property with double width driveway providing parking for at least four cars.

**Please Note**  
EPC Rating: C.  
Council Tax Band: F.

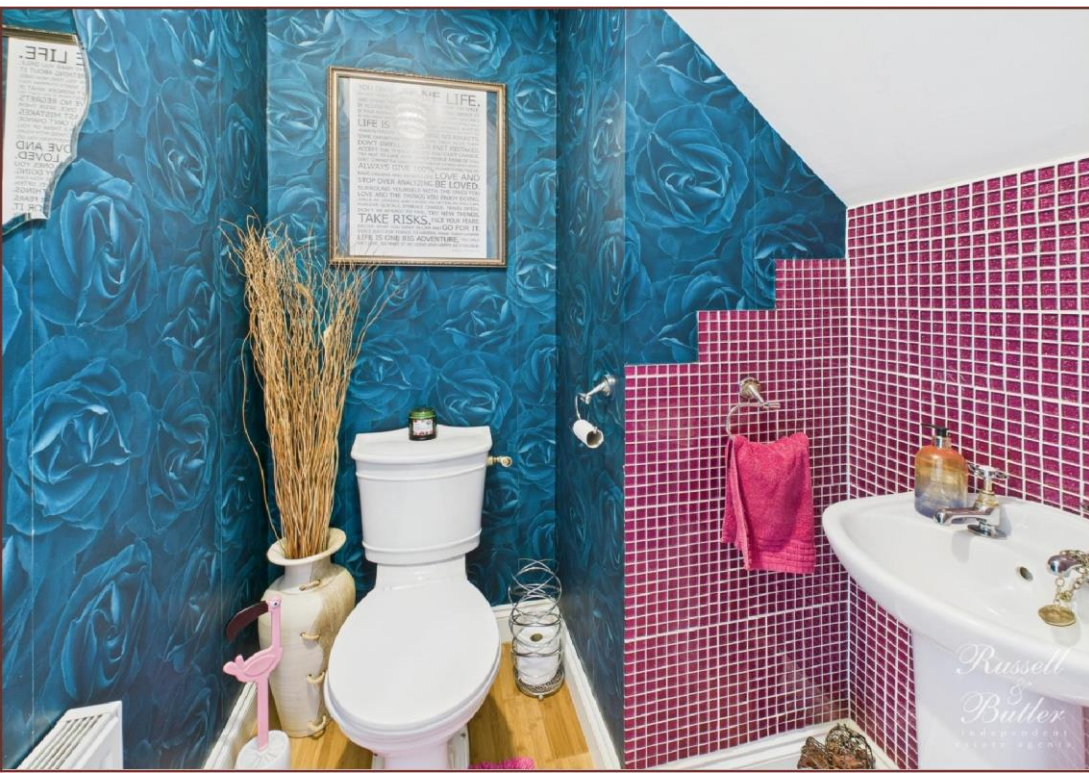
Construction type: Standard.  
Electricity supply: Mains.  
Water supply: Mains.  
Sewerage: Mains.  
Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard and Ultra fast broadband available. Offering highest speeds of 1000Mbps 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: Garage and Driveway parking.

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









*Russell  
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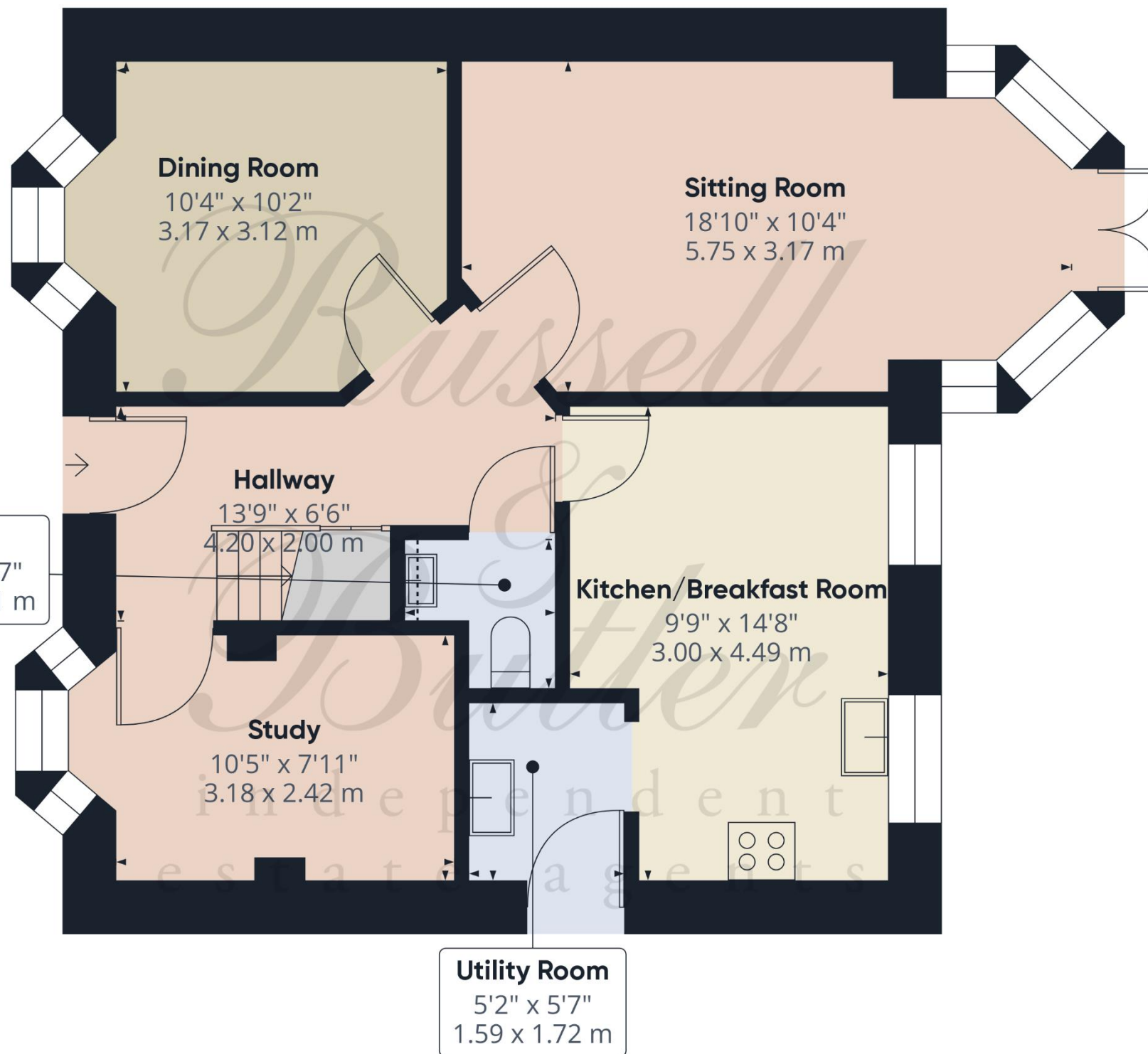












**Approximate total area<sup>(1)</sup>**

653.16 ft<sup>2</sup>

60.68 m<sup>2</sup>

**Reduced headroom**

0.87 ft<sup>2</sup>

0.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

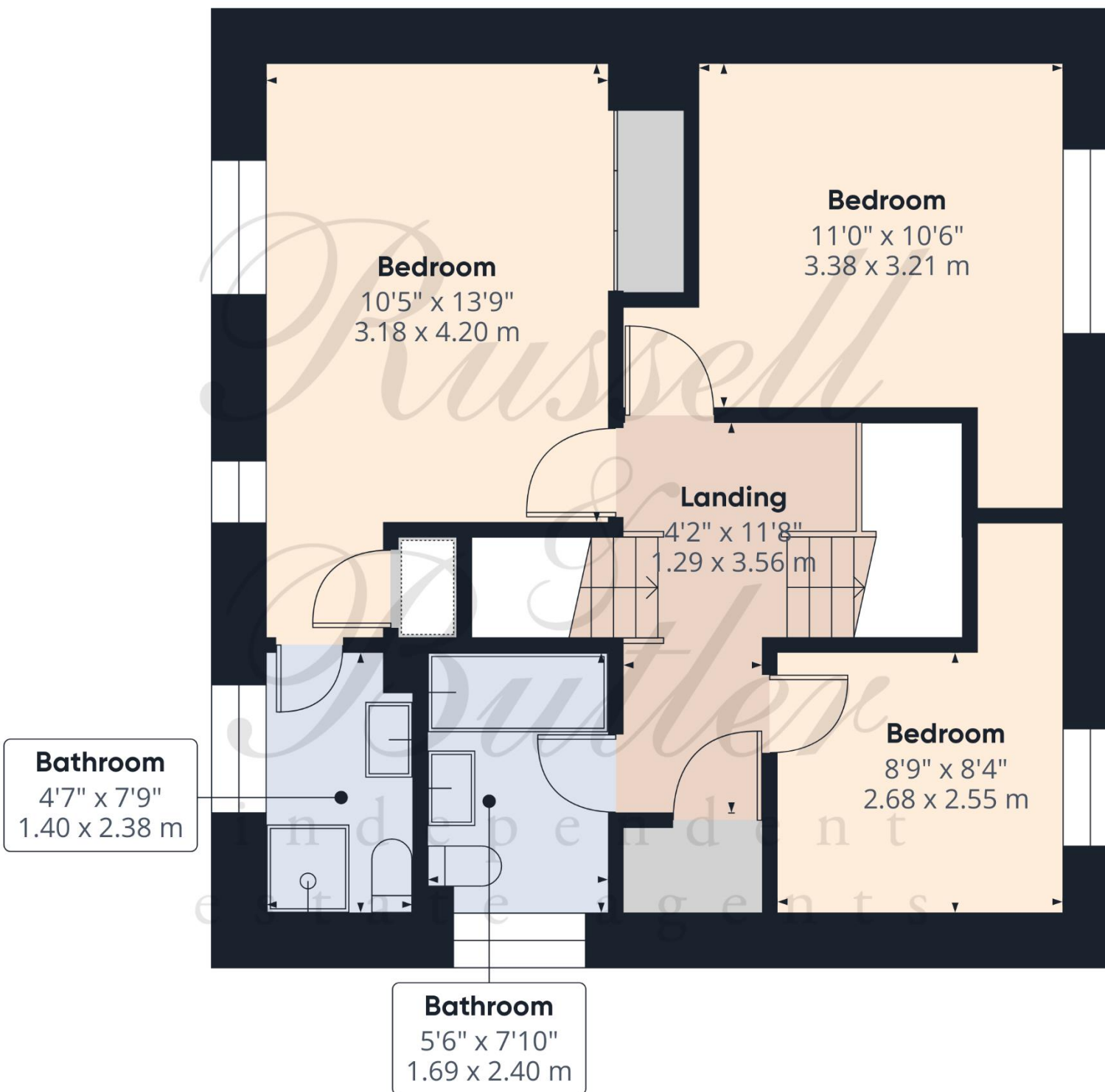
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area<sup>m</sup>

558 ft<sup>2</sup>

51.84 m<sup>2</sup>

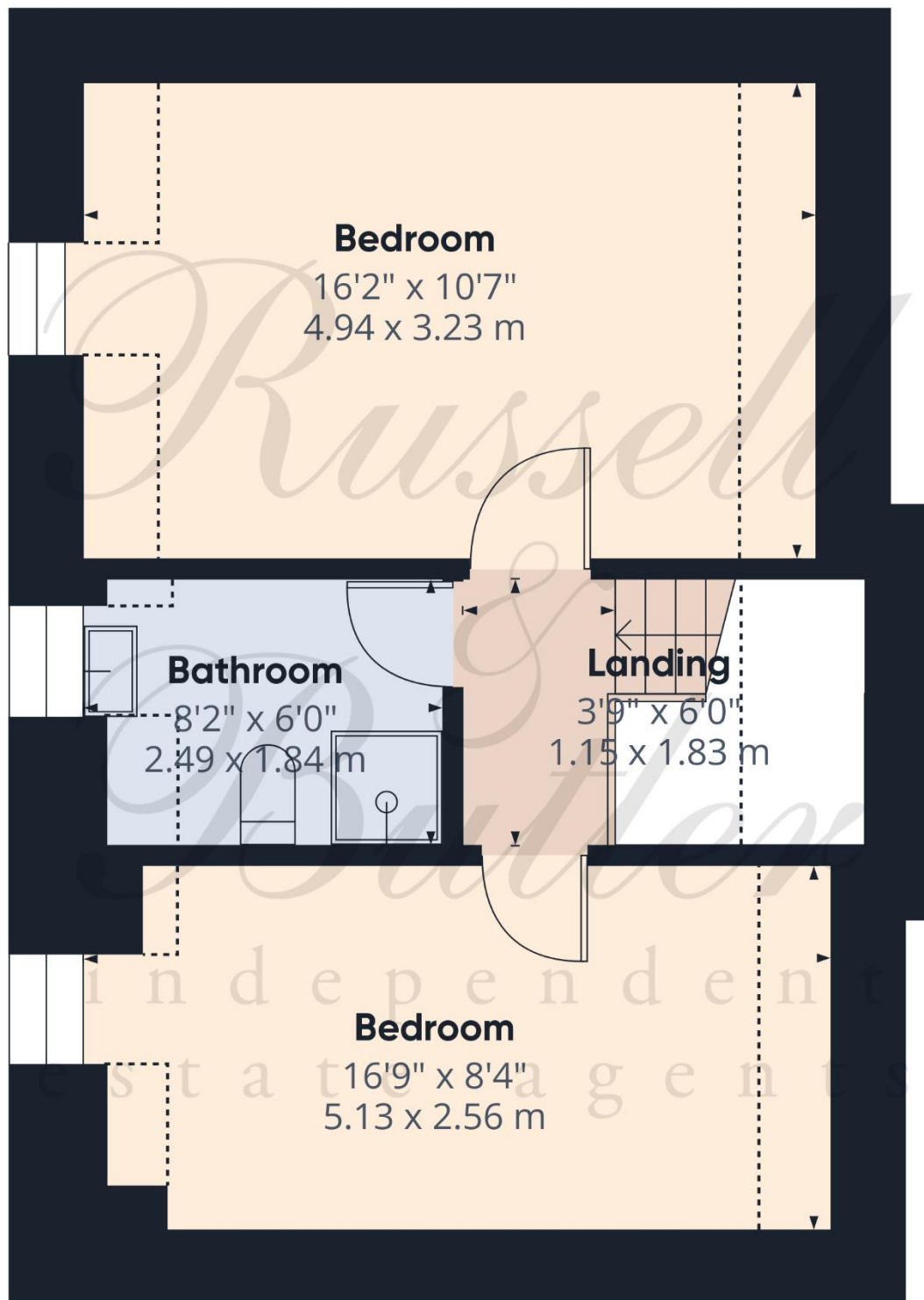
(1) Excluding balconies and terraces

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Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**

376.73 ft<sup>2</sup>

35 m<sup>2</sup>

**Reduced headroom**

52.35 ft<sup>2</sup>

4.86 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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