

*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](mailto:sales@russellandbutler.com)





# Threads Lane, Buckingham, MK18 7RW

**Asking Price £385,000.00 Freehold**

An immaculately presented three double bedroom family home well positioned on the popular Lace Hill development, being within catchment and walking distance for local schooling including both Buckingham Secondary and the Royal Latin Grammar schools. This lovely property is also within walking distance to several parks and Buckingham town and amenities. The accommodation over three levels, briefly comprises: entrance hallway, ground floor cloakroom, kitchen with integrated appliances, lounge/diner with French doors that lead out onto the sunny rear garden. The second floor landing provides access to two double bedrooms and the family bathroom and on the top floor a light and spacious master bedroom with built in wardrobes and en-suite shower room. The property benefits further from a fully enclosed sunny rear garden, double length driveway and single garage to the side. EPC rating B. Council tax band D. Annual management charge approx. £300 per annum.



**Entrance**

Door to:

**Cloakroom**

White suite of low level wc, pedestal wash hand basin, radiator, extractor fan, Karndean flooring.

**Lounge/Diner**

*15' 5" X 14' 6" (4.70m X 4.43m)*

Under stairs storage cupboard, Upvc double glazed French doors to patio and rear garden, Upvc double glazed window to side aspect, two radiators.

**Kitchen/Breakfast Room**

*10' 8" X 8' 2" (3.26m X 2.51m)*

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall and drawer units, work top over, four ring gas hob, integrated dishwasher, integrated fridge/freezer, Upvc double glazed window to front aspect, cupboard housing gas fired boiler supplying both domestic hot water and gas to radiator central heating.

**First Floor Landing**

Airing cupboard housing hot water tank, over stair storage cupboard, stairs rising to second floor.

**Bedroom One**

*19' 1" X 11' 1" (5.84m X 3.40m)*

Two Velux windows, two radiators, Upvc double glazed window to front aspect.

**En-Suite**

Double width shower cubicle with shower as fitted, pedestal wash hand basin, low level wc, extractor fan, ceramic tiling to splash areas.

**Bedroom Two**

*13' 0" X 9' 0" (3.98m X 2.76m)*

Upvc double glazed window to front aspect, radiator.

**Bedroom Three**

*8' 7" X 12' 0" (2.62m X 3.67m)*

Upvc double glazed window to rear aspect, radiator.

**Family Bathroom**

White suite of panel bath with separate shower cubicle, low level wc, pedestal wash hand basin, half height ceramic tiling to walls, extractor fan, radiator, Upvc double glazed window to front aspect.

**Front Aspect**

Driveway parking for two cars, Gated side access.

**Rear Garden**

Laid mainly to lawn with paved patio, timber storage shed.

**Garage**

Up and over door, light and power connected, boarded eaves storage space.

**Please Note**

EPC Rating: B.

Council Tax Band: D.

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, superfast and ultrafast broadband available. Offering highest speeds of 1800Mbps 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: Driveway parking.

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.



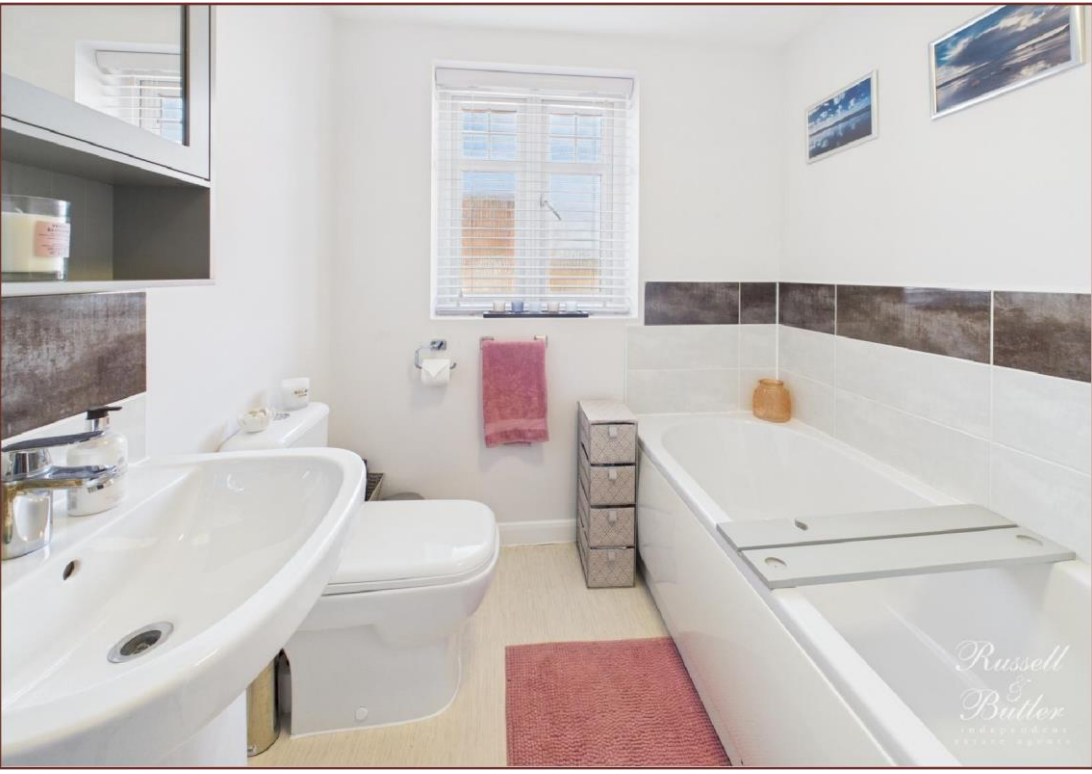


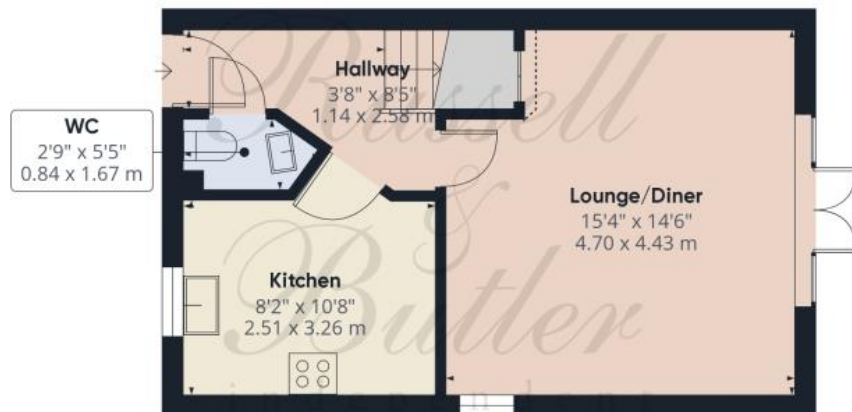




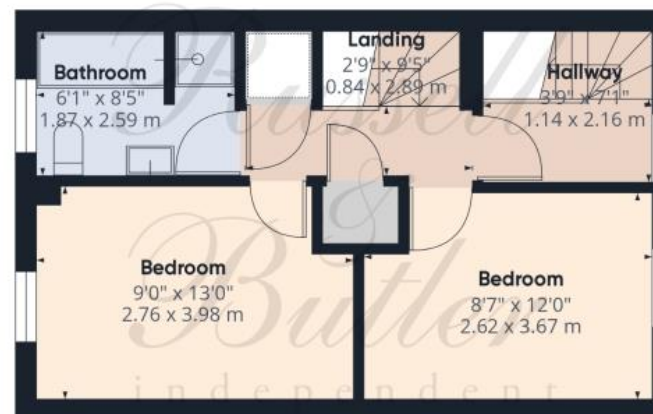
*Russell  
Butler*  
independent  
estate agents



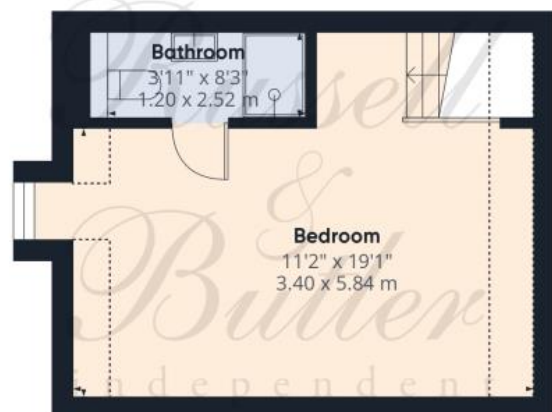




**Floor 0** Building 1



**Floor 1** Building 1



**Floor 2** Building 1

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

1006.42 ft<sup>2</sup>

93.5 m<sup>2</sup>

**Reduced headroom**

33.22 ft<sup>2</sup>

3.09 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.

**GIRAFFE 360**





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.

**Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)**

