

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

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*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

Edmund Lane, Tingewick, MK18 4NF
Asking Price £500,000.00 Freehold

A spacious four bedroom detached family home situated in a village location just outside of Buckingham. The accommodation of the property fully comprises: Entrance hall, sitting room with doors leading to a good sized kitchen/diner, utility/downstairs WC, study, first floor landing, bedroom one with en-suite shower room, three further good sized bedrooms and family bathroom. To the rear the garden is laid mainly to lawn with patio seating areas, a large garage (in two parts) and driveway parking for three cars to the property. Council Tax Band F. Energy rating B. Freehold. Annual Maintenance Charge approx £235 per annum.



Entrance

Door to;

Entrance Hall

Built in storage, radiator, stairs rising to first floor.

Sitting Room

17' 5" X 11' 8" (5.33m X 3.57m)

Upvc double glazed window to front aspect, window to side aspect, radiator, doors to;

Kitchen/Diner

25' 1" X 10' 1" (7.66m X 3.09m)

A spacious kitchen/diner with integrated appliances and French doors leading out onto the rear garden.

Kitchen Area: Fitted to comprise sink unit with mixer tap, a range of wall, base and drawer units with worktops over, built in hob with extractor hood over, built in oven, integrated dishwasher, cupboard housing gas fired boiler, down lighters, Upvc double glazed window to rear aspect, tiled flooring.

Dining Area: Upvc double glazed French doors leading out into the garden, radiator, tiled flooring.

Study

7' 6" X 6' 6" (2.29m X 2.00m)

Upvc double glazed window to front aspect, radiator.

First Floor Landing

Access to loft space, airing cupboard.

Bedroom One

13' 2" X 11' 7" (4.02m X 3.55m)

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

Ensuite

Walk in shower, low level wc, sink with mixer tap, tiling to splash areas, heated towel rail.

Bedroom Two

9' 11" X 9' 10" (3.04m X 3.00m)

Upvc double glazed window to front aspect, radiator.

Bedroom Three

12' 2" X 9' 2" (3.72m X 2.81m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Four

10' 5" X 8' 2" (3.20m X 2.50m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with shower over and screen as fitted, low level wc, sink with mixer tap, tiling to splash areas.

Outside

Front Aspect

Front garden laid to lawn with driveway parking for three cars.

Rear Garden

Laid mainly to lawn with patio areas, access to the garage.

Garage

Up and over door, power and light connected, partition wall separating the garage in two parts, personal door to rear garden.

Please Note

Council Tax Band F.

Energy rating B.

Annual Maintenance Charge approx £235 per annum.

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



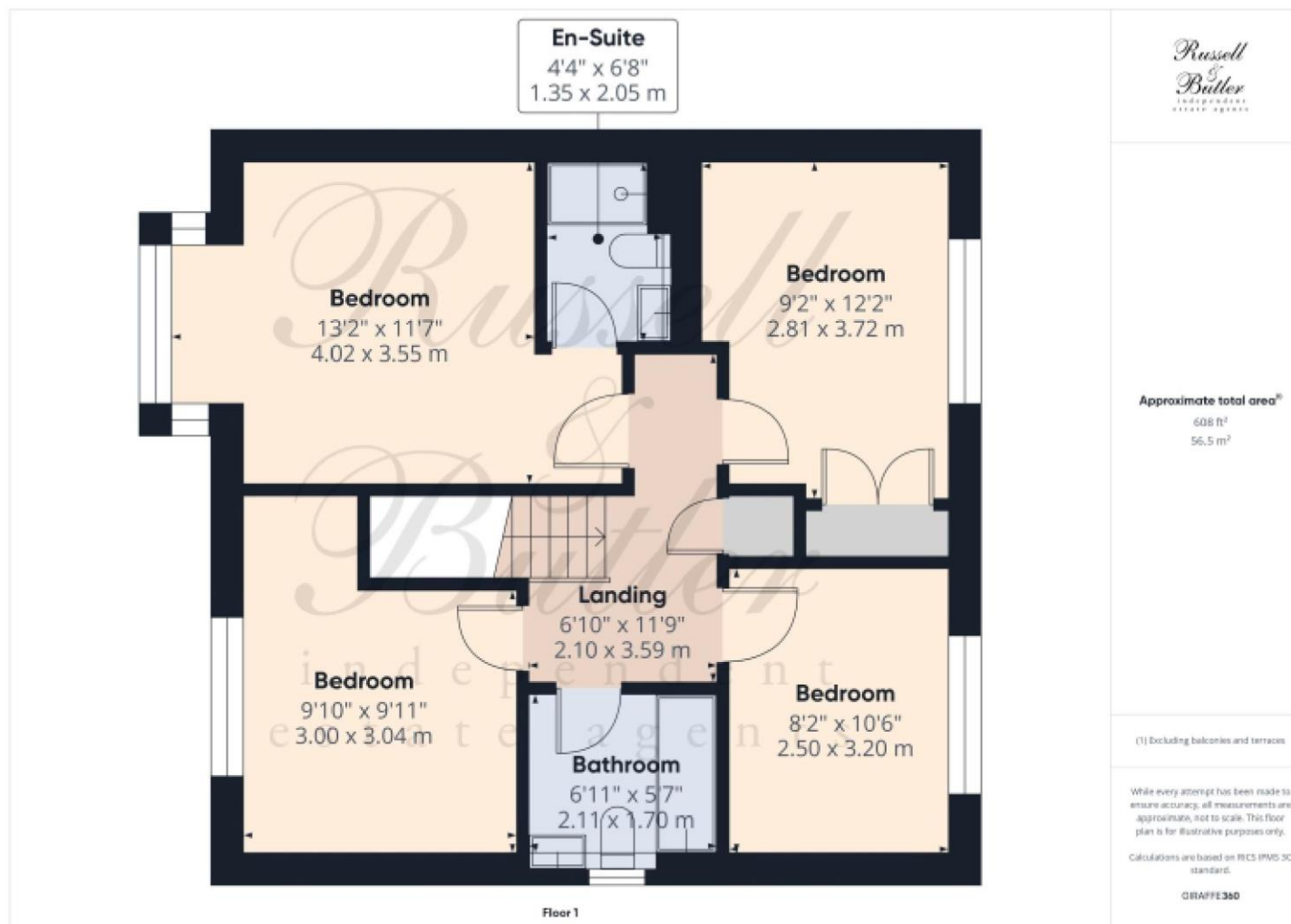
Approximate total area⁽¹⁾
934 ft²
86.7 m²

(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.

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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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