

*Russell & Butler*  
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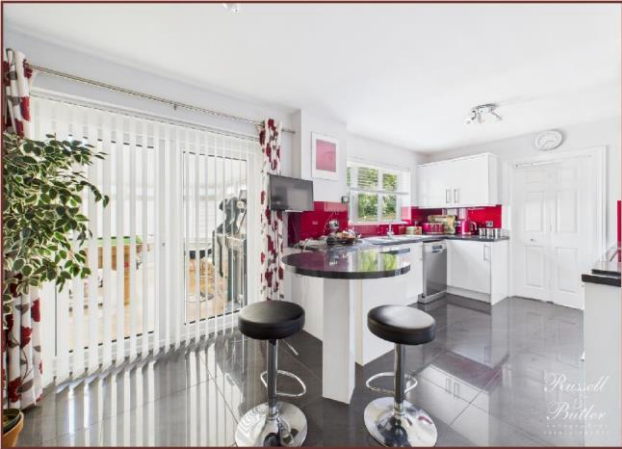
*Russell  
& Butler*



# Aris Way, Buckingham, MK18 1FX

## Asking Price £659,995 Freehold

A large six bedroom detached family home situated on the Mount Pleasant development, within catchment and walking distance of the Royal Latin Grammar School and town centre. The property benefits from plenty of off road parking to the front of the property, a double garage and good sized rear garden. The accommodation fully comprises: Entrance hall with built in storage, sitting room open through to the dining room, large family room with doors leading out to the rear garden, kitchen with breakfast bar, utility room and downstairs WC. On the first floor, two double bedrooms with 'Jack and Jill' ensuite, two further good sized bedrooms and the family bathroom. To the second floor, main bedroom with ensuite and a further bedroom. There is driveway parking to the front, a double width garage and gated access leading to the enclosed rear garden. EPC rating D. Council tax band currently an E.



<b>Entrance</b>	
Door to:	
<b>Entrance Hall</b>	
Built in storage, radiator, stairs rising to first floor.	
<b>Sitting Room</b>	
<i>14' 2" X 11' 7" (4.33m Max plus Bay x 3.55m Max)</i>	
Upvc double glazed window to front aspect, gas fire with surround, two radiators, open through to:	
<b>Dining Room</b>	
<i>10' 5" X 9' 4" (3.19m X 2.85m)</i>	
Radiator, doors to:	
<b>Family Room</b>	
<i>21' 7" X 14' 4" (6.60m X 4.38m)</i>	
Upvc double glazed doors to garden, radiator, downlighters, two Velux windows.	
<b>Kitchen/Breakfast Room</b>	
<i>17' 6" X 10' 5" (5.34m Max x 3.2m Max into door recess)</i>	
A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, splash back, space for oven, extractor over, space for dishwasher, built in storage cupboard, Upvc double glazed window to rear aspect, radiator, breakfast bar.	
<b>Utility Room</b>	
Stainless steel sink unit with mixer tap, cupboard under, work top over, space for washing machine, space for dryer, space for fridge/freezer, gas fired boiler supplying both domestic hot water and gas to radiator central heating, door to rear, radiator, access to garage.	
<b>Cloakroom</b>	
White suite of low level wc, wash hand basin, tiling splash areas, radiator, Upvc double glazed window to front aspect.	
<b>First Floor Landing</b>	
Radiator, built in cupboard housing hot water tank with linen shelving as fitted, stairs rising to second floor.	
<b>Bedroom Three</b>	
<i>12' 4" X 11' 1" (3.77m Max x 3.4m Max)</i>	
Upvc double glazed window to front aspect, radiator, built in wardrobes.	
<b>Bedroom Four</b>	
<i>10' 0" X 9' 8" (3.05m Max x 2.97m Max)</i>	
Upvc double glazed window to rear aspect, radiator, built in wardrobes.	
<b>Jack &amp; Jill Shower Room</b>	
Large fitted walk in shower, low level wc, pedestal wash hand basin, tiling to splash areas, Upvc double glazed window to side aspect, extractor fan, radiator.	
<b>Bedroom Five</b>	
<i>10' 0" X 8' 10" (3.06m Max x 2.71m Max)</i>	
Upvc double glazed window to rear aspect, radiator, built in wardrobes.	
<b>Bedroom Six</b>	
<i>10' 9" X 7' 6" (3.29m Max x 2.29m Max)</i>	
Upvc double glazed window to rear aspect, radiator.	

<b>Family Bathroom</b>	
Fully tiled walk in shower, white suite of low level wc, bath with shower over, wash hand basin with mixer tap, storage under, heated towel rail, tiling to splash areas, Upvc double glazed window to rear aspect, extractor fan.	
<b>Second Floor Landing</b>	
<b>Main Bedroom</b>	
<i>15' 1" X 12' 5" (4.6m Max x 3.79m Max)</i>	
Velux window to rear aspect, Velux window to front aspect, radiator, eaves storage space, built in wardrobe.	
<b>En-Suite</b>	
Fully tiled walk in shower, low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, Velux window to rear aspect, heated towel rail, downlighters, extractor fan.	
<b>Bedroom Two</b>	
<i>15' 0" X 8' 10" (4.59m Max x 2.7m Max)</i>	
Velux window to rear aspect, Velux window to front aspect, radiator, eaves storage space.	
<b>Outside</b>	
<b>Front Aspect</b>	
Driveway parking, path leading to property entrance, lawn and low maintenance gravel area, outside lighting.	
<b>Rear Garden</b>	
Large decked area with lawn and gravel, outside lighting, outside tap, gated side access.	
<b>Double Garage</b>	
5.60m max x 5.61m max	
Two electric doors to front aspect, power and light connected.	
<b>Please Note</b>	
EPC Rating: D.     Council Tax Band: E.	
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 Ultra fast 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.	
<b>Mortgage Advice</b>	
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.	















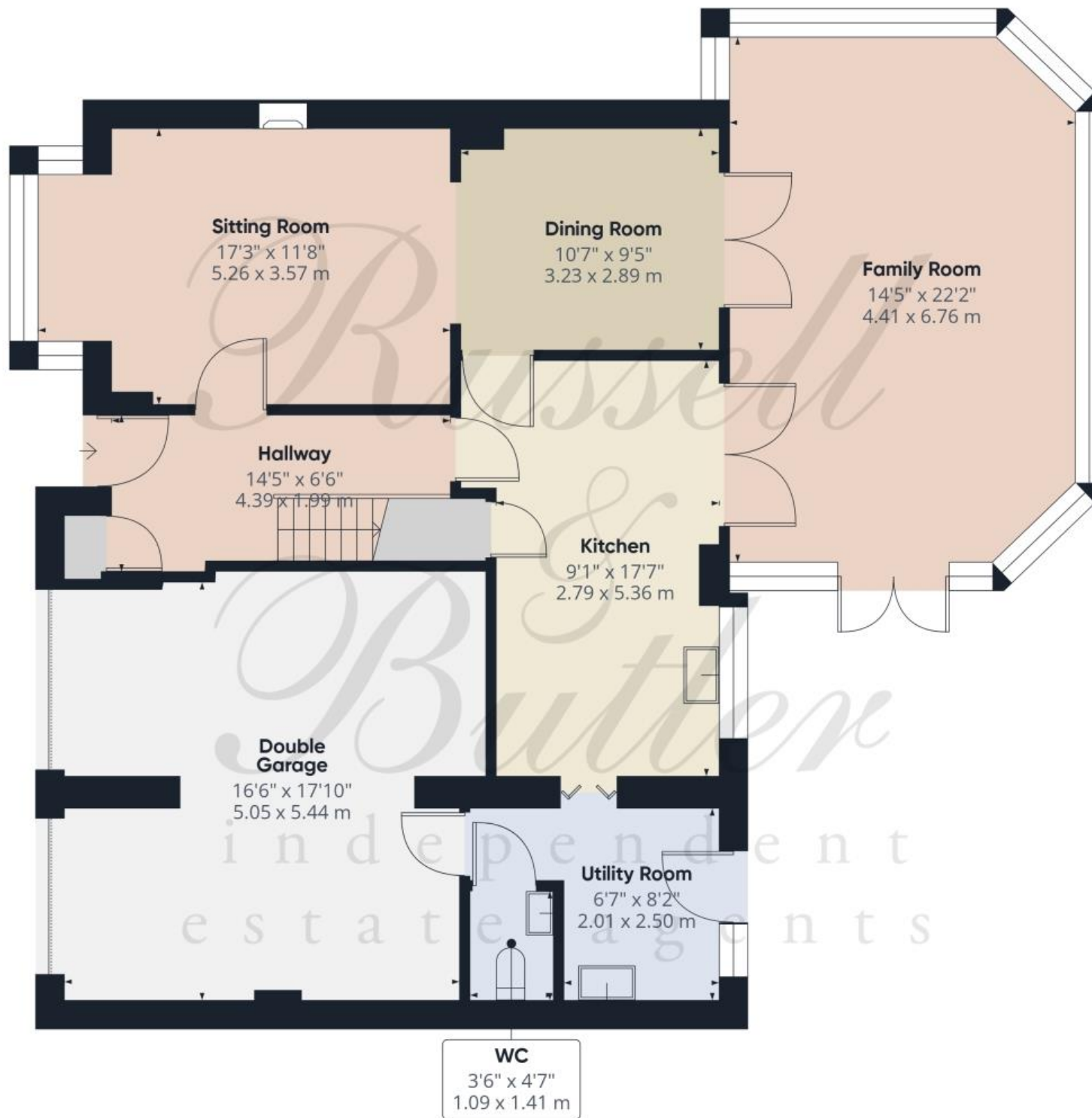






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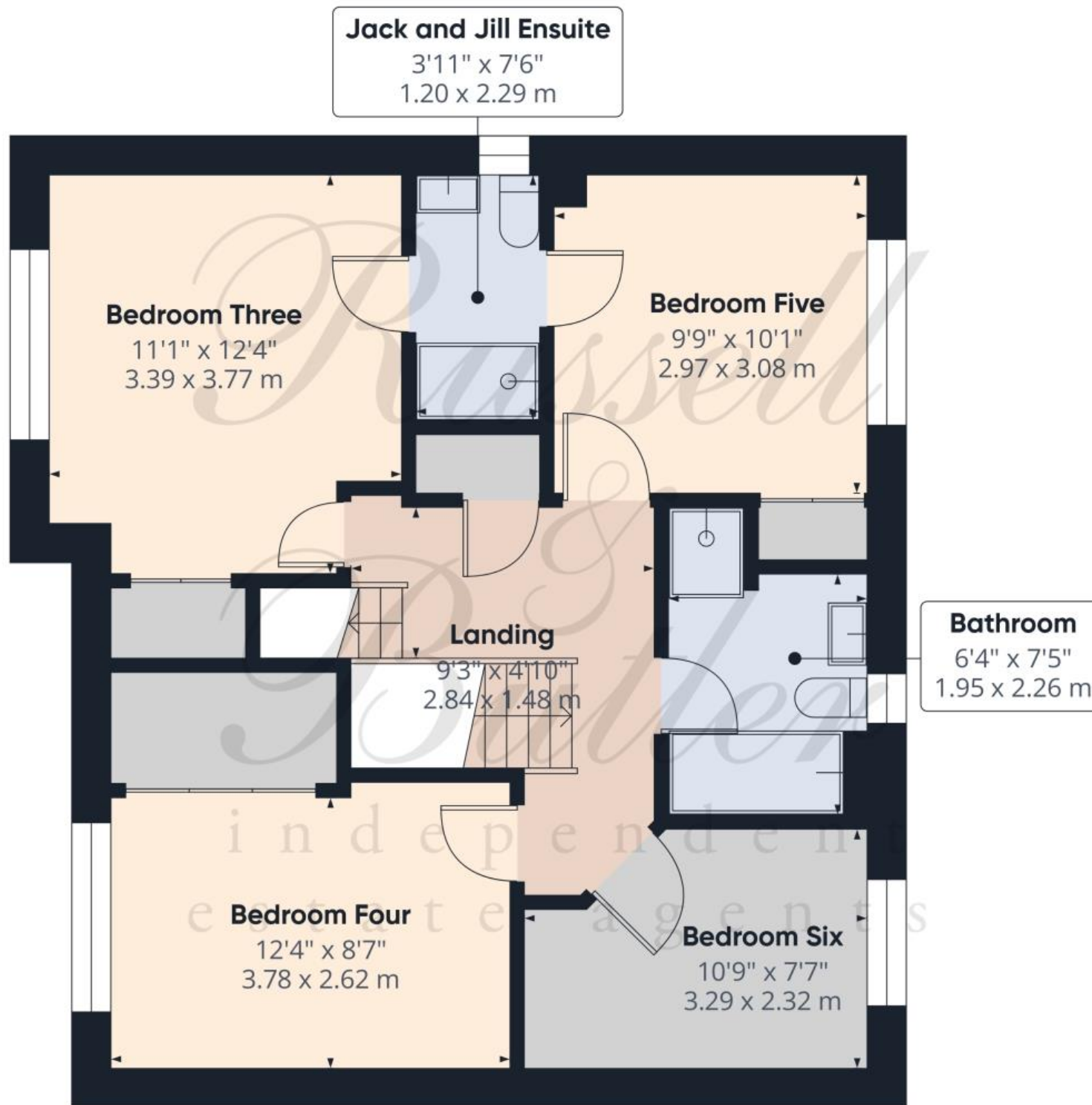
**Approximate total area<sup>(1)</sup>**  
1279 ft<sup>2</sup>  
118.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
611 ft<sup>2</sup>  
56.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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