

*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)





# Moorhen Way, Buckingham, MK18 1GN

## Asking Price £319,995.00 Freehold

Rarely available, a two double bedroom property located in a quiet cul de sac on the popular Tudor Meadows development which is within close and easy walking distance to Buckingham Town centre and offered for sale with no onward chain. The property benefits further from a re-fitted bathroom, conservatory addition, a landscaped rear garden designed for ease of maintenance, gas to radiator central heating and double glazing throughout. The accommodation in brief, hallway, sitting room with bay window to front aspect, kitchen/diner with integrated appliances and conservatory. On the first floor two double bedrooms and the re-fitted bathroom. Fully enclosed landscaped gardens to the rear and off road parking. Council tax band C. EPC rating C. No onward chain.



**Entrance**

Door to:

**Entrance Hall**

Upvc double glazed door to entrance hall, radiator, stairs rising to first floor.

**Sitting Room**

*15' 8" X 9' 7" (4.80m X 2.94m)*

Upvc double glazed bay window to front aspect, radiator, coving to ceiling, Dado rail, under stair storage cupboard with power connected.

**Kitchen/Diner**

*8' 9" X 12' 10" (2.68m X 3.93m)*

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer taps, cupboard under, further range of wall/drawer and base units, work tops over, ceramic tiling to splash areas, built in electric hob, extractor hood over, electric oven under, integrated washing machine, space for tall fridge/freezer, Upvc double glazed window to rear aspect, door to conservatory, cupboard housing gas fired boiler.

**Conservatory**

*11' 5" X 8' 1" (3.50m X 2.48m)*

Upvc double glazed with brick base, Upvc double glazed door to rear garden.

**First Floor Landing**

Access to loft access, airing cupboard housing hot water tank.

**Bedroom One**

*13' 1" X 9' 10" (3.99m X 3.01m)*

Two Upvc double glazed windows to front aspect, radiator, coving to ceiling, large over stair storage cupboard.

**Bedroom Two**

*12' 5" X 6' 6" (3.80m X 2.00m)*

Upvc double glazed window to rear aspect, radiator, built in double width wardrobes with sliding doors and hanging rails as fitted.

**Bathroom**

Refitted to comprise white suite of 'P' shaped panel bath, separate shower over, glazed screen, low flush wc, wall mounted wash hand basin, Upvc double glazed window to rear aspect, complimentary ceramic tiling to walls. Inset down lighters. Ceramic tiled flooring. Stainless steel ladder/heater towel rail.

**Rear Garden**

Landscaped for ease of maintenance to include large paved patio, enclosed by dwarf wall and panel fencing, gated side access.

**Front Aspect**

Driveway to side, gated side access to rear garden, timber storage shed.

**Please Note**

EPC Rating: C.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Gas 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: Off road 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.



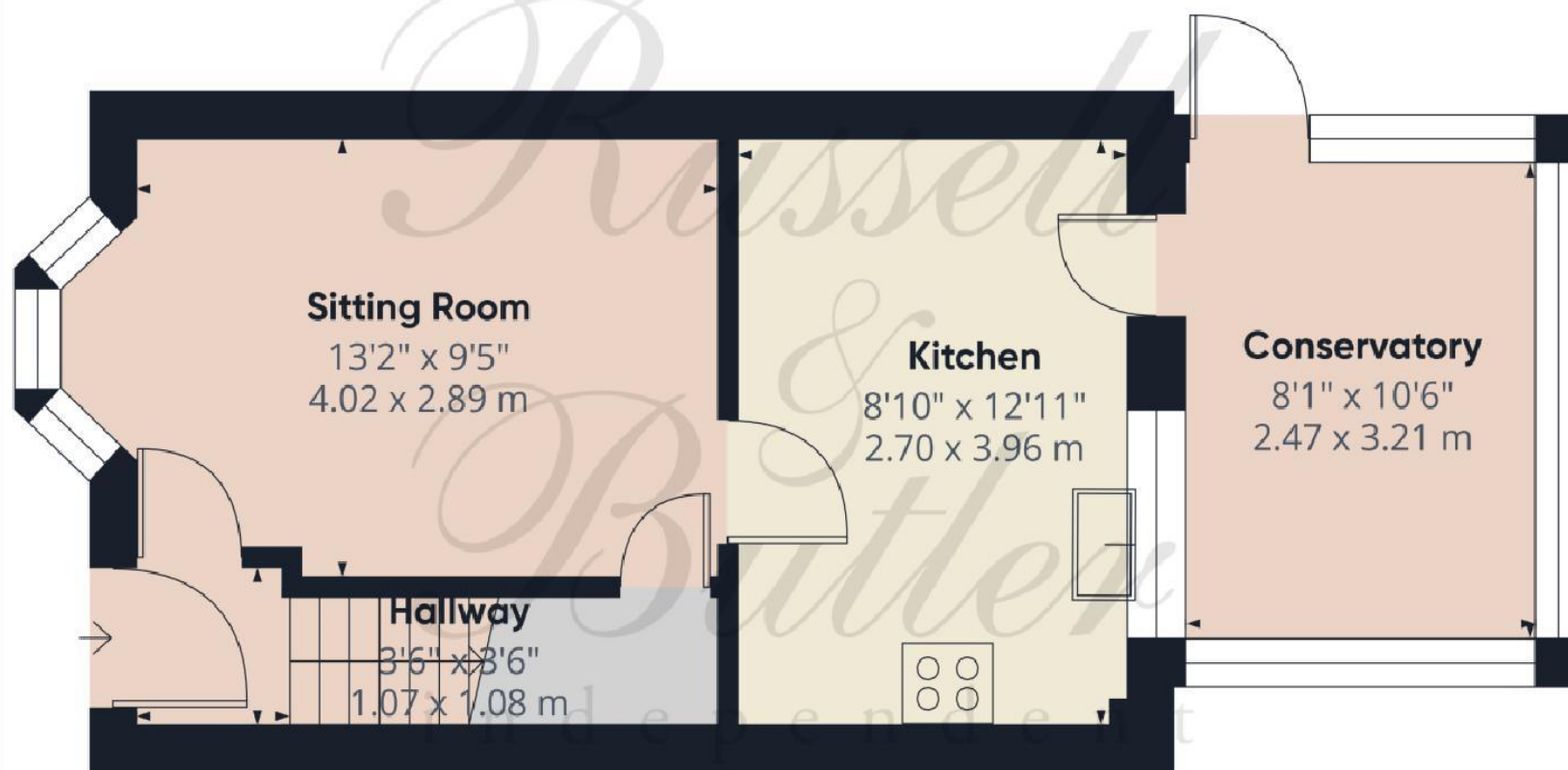












Approximate total area<sup>(1)</sup>

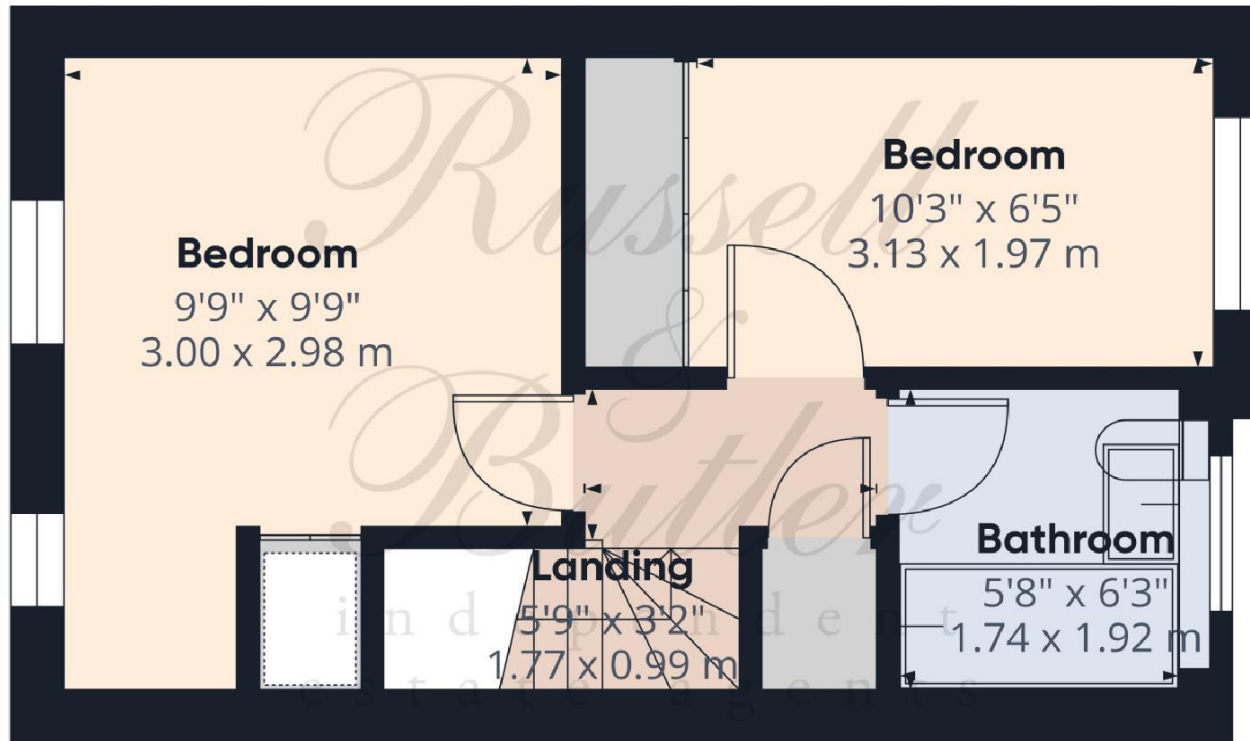
384 ft<sup>2</sup>

35.7 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.

GIRAFFE360



Approximate total area<sup>(1)</sup>  
254 ft<sup>2</sup>  
23.5 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.

GIRAFFE 360

Floor 1

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)

