

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

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*Russell
Butler*

Greenfields, Adstock, MK18 2JA
Asking Price £389,995 Freehold

Located in the desirable village of Adstock and overlooking an open green, this well presented three bedroom link detached family home that benefits further from backing onto paddock land. The property has been greatly improved by the current owners and the accommodation offered: a spacious reception hall, sitting room, re-fitted kitchen/diner with sliding patio doors leading out onto the rear garden, there is also a useful rear porch with space & plumbing for a washing machine. On the first floor, light and airy landing leading to a generous size main bedroom, two further bedrooms to the rear overlooking a paddock and the re-fitted family bathroom. The property benefits further from gas to radiator central heating, replacement oak interior doors and Upvc double glazing. There is an open plan garden to the front with driveway for several vehicles leading to the single garage. Good size gardens to the rear. EPC D. Council tax band D.



Entrance Hall

12' 2" X 6' 4" (3.72m X 1.95m)

Providing access to accommodation, parquet flooring, radiator, under stairs storage cupboard, part glazed oak door to sitting room.

Sitting Room

14' 2" X 10' 2" (4.32m X 3.11m)

Two Upvc double glazed windows to side and front aspects, radiator.

Kitchen/Diner

18' 5" X 9' 5" (5.62m X 2.89m)

Kitchen Area:

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, built in five burner gas hob with stainless steel splash backs and extractor hood over, electric oven under, integrated dishwasher, ceramic tiling to splash areas, ceramic tiled floor, glazed door to lobby/porch.

Dining Area:

Parque flooring, radiator, Upvc double glazed sliding doors to patio and rear garden.

First Floor Landing

Dado rail, two Upvc double glazed window to side aspect.

Bedroom One

14' 2" X 10' 2" (4.33m X 3.12m)

Two Upvc double glazed windows to front and side aspects, overlooking an open green, radiator, cupboard housing gas fired boiler.

Bedroom Two

9' 6" X 9' 4" (2.90m X 2.86m)

Upvc double glazed window to rear aspect overlooking the garden and onto paddock land, radiator.

Bedroom Three

8' 4" X 9' 5" (2.55m X 2.88m)

Upvc double glazed window to rear aspect and overlooking paddock land , radiator.

Family Bathroom

White suite of panel bath with mixer taps, separate shower over, pedestal wash hand basin, low level wc, chrome ladder towel rail, full height ceramic tiling to walls, inset downlighters, double glazed window to rear aspects.

Front Garden

Open plan front garden laid mainly to lawn, driveway providing off road parking.

Rear Garden

A good sized south west facing rear garden backing onto paddock land, laid mainly to lawn, established flower and shrub borders, several paved patio areas, outside tap, outside lighting, fully enclosed by panel fencing.

Garage

21' 2" X 7' 9" (6.46m X 2.38m)

Up and over door, light and power connected, door to rear garden.

Please Note

EPC Rating: D.

Council Tax Band: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, & Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 220Mbps 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.

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

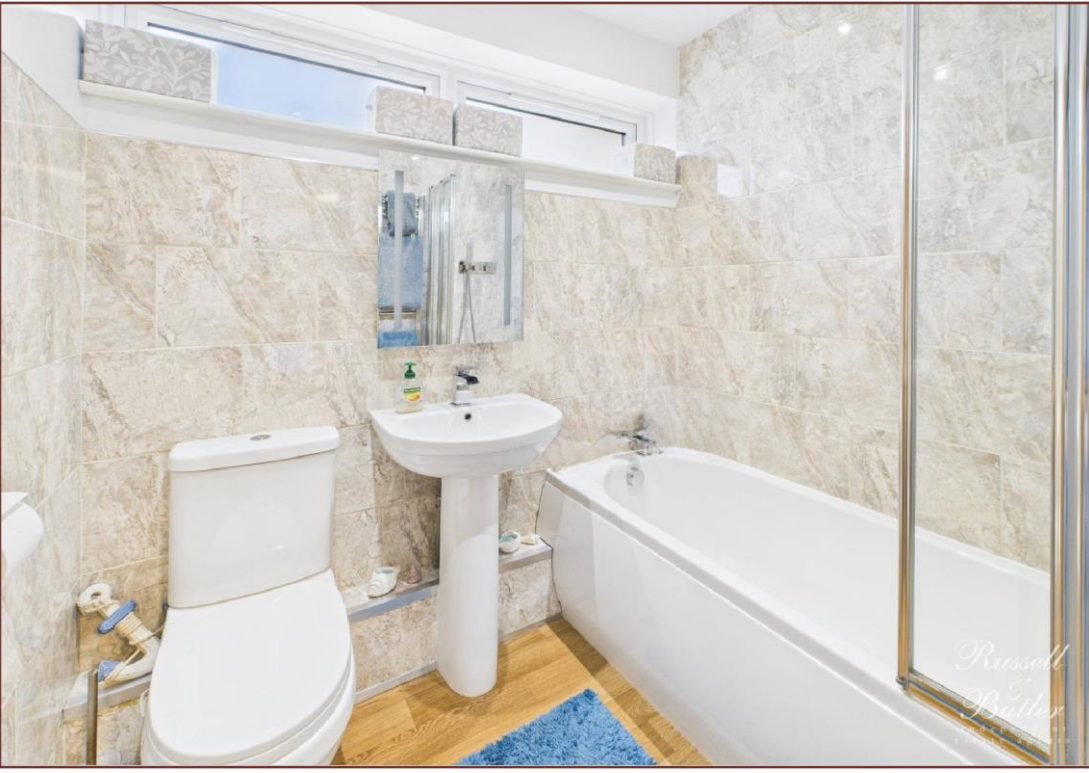
Mortgage Advice

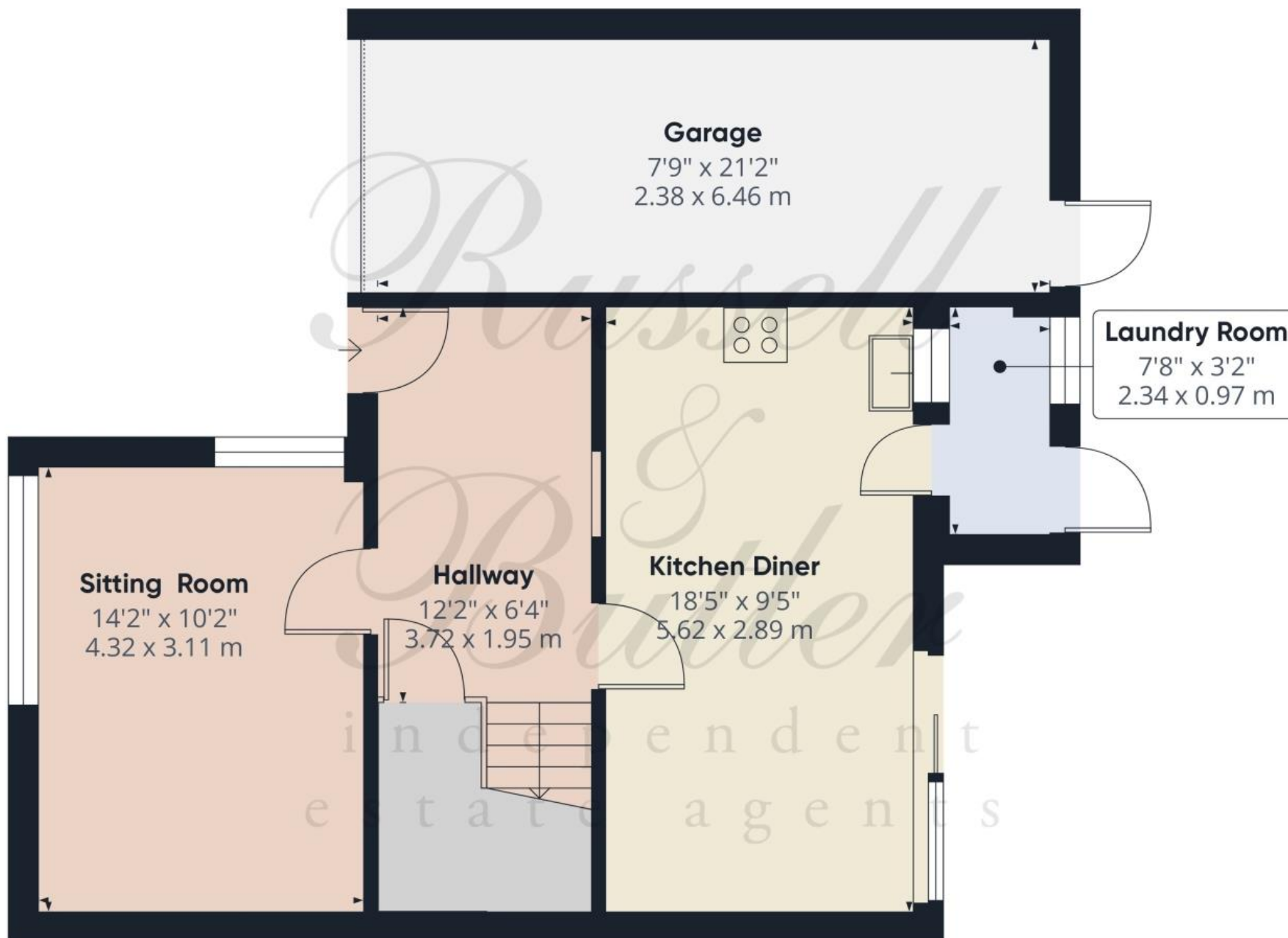
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





*Russell
& Butler*
Independent
estate agents





Approximate total area^m

635 ft²

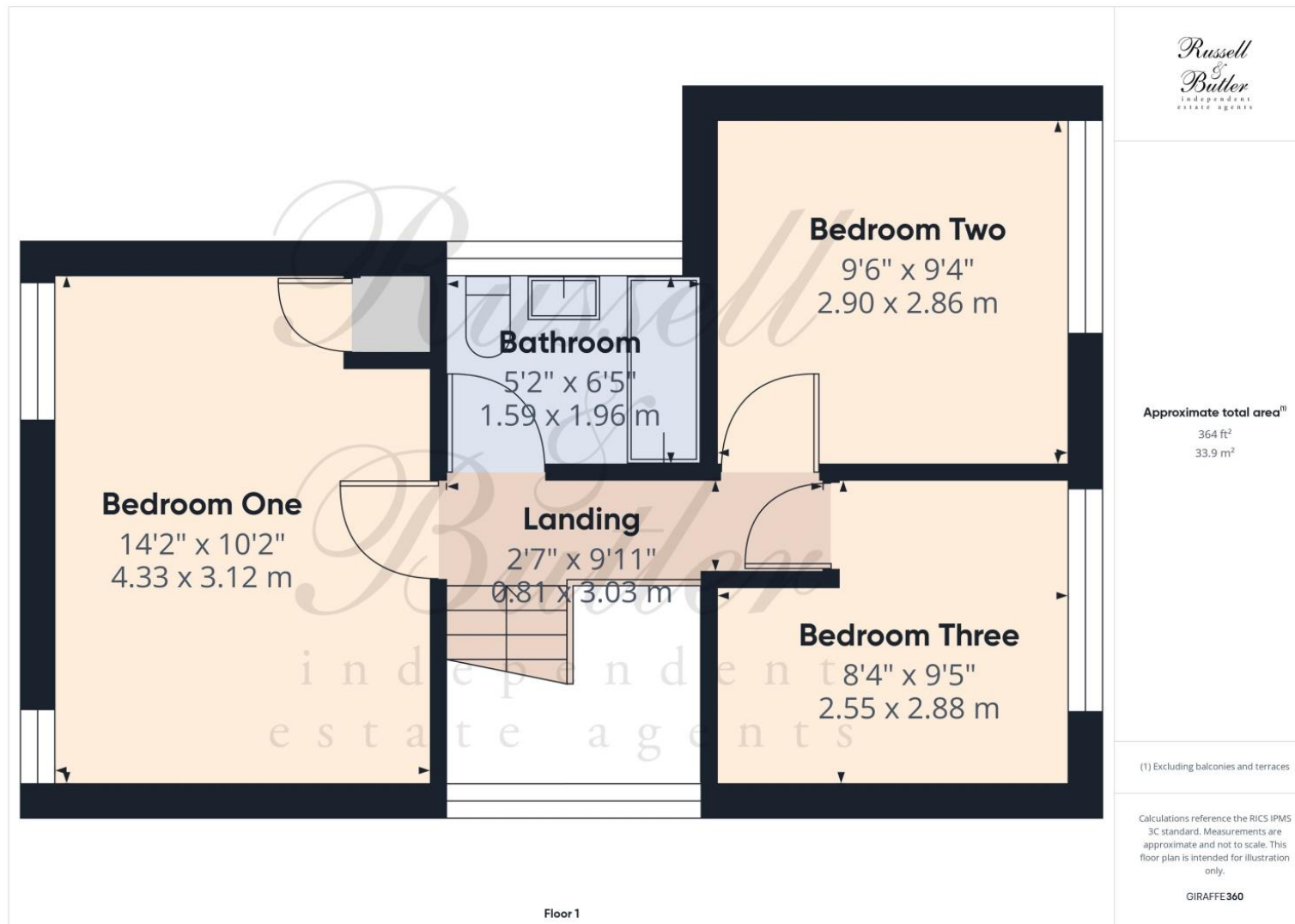
58.9 m²

(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

Floor 0



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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