

*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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& Butler*  
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**The Green, Little Horwood, MK17 0PB**  
**£2,100.00 PCM**

A lovely, spacious three double bedroom detached bungalow, ideally situated in a charming rural village location whilst remaining within approximately a 15-minute drive of Milton Keynes. Offering generous accommodation throughout, the property has been redecorated throughout and benefits from new kitchen doors, double-glazed windows and gas-fired central heating to radiators. The accommodation briefly comprises an entrance hallway leading through to a well-appointed kitchen/breakfast room, complete with integrated dishwasher and fridge, alongside a separate utility room providing additional practical space. The property further benefits from a spacious, open-plan lounge/dining room, featuring a charming log burner which creates a warm and welcoming focal point, ideal for relaxing or entertaining. There are three well-proportioned double bedrooms, including a generous master bedroom with its own en-suite shower room. The remaining two double bedrooms are served by a family bathroom fitted with a shower over the bath. Externally, the property boasts a large block-paved courtyard garden, offering ample space for outdoor seating and entertaining, together with parking for several vehicles. Further benefits include a detached double garage and a separate, substantial brick-built storage building, providing excellent additional storage or potential for a variety of uses. £2,100 per calendar month. Holding deposit: £484.61. Security deposit: £2,423.07. Available Now. Council Tax Band: E/EPC Rating: C.



Material Information

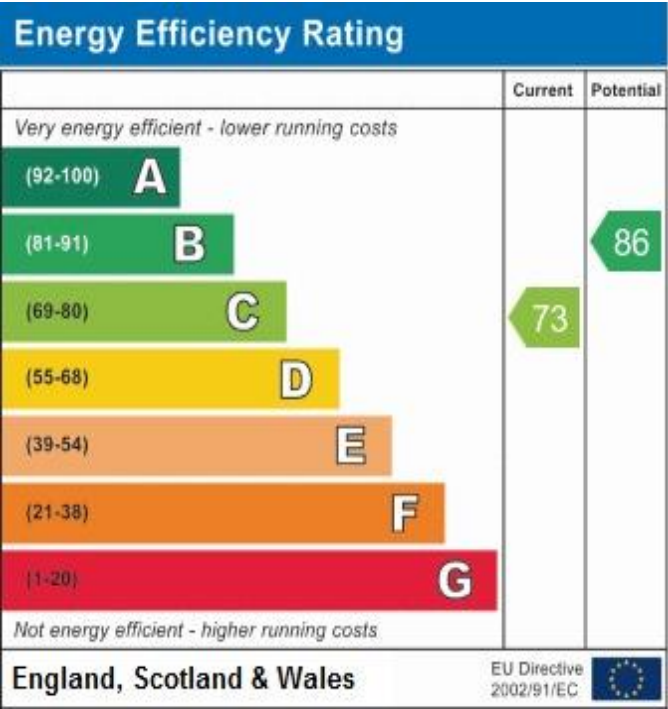
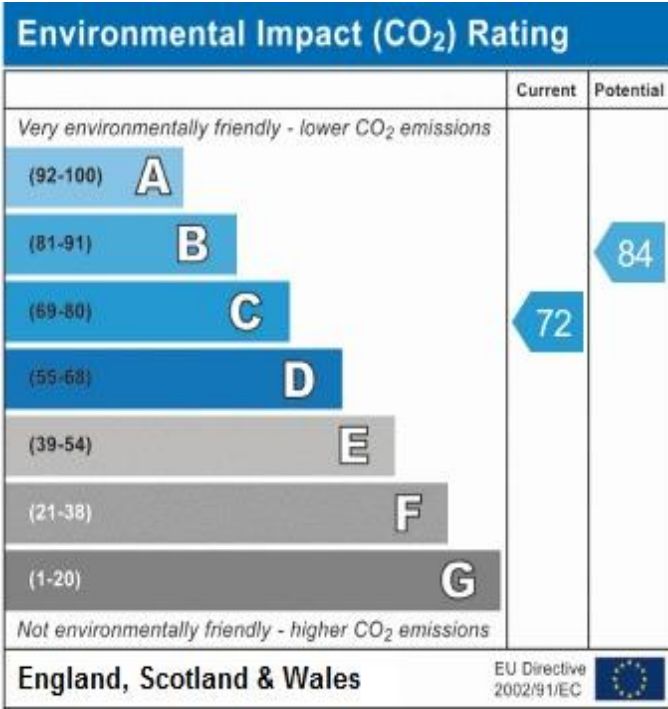
DEPOSIT INFORMATION:

A Holding deposit of £484.61 is required to reserve this property (based on the advertised rent).  
Deposit payable: £2423.07

EPC RATING: E  
COUNCIL TAX BAND: C

BROADBAND/MOBILE COVERAGE: Ultrafast 5500Mbps Mbps broadband available.  
4G inside likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom)  
UTILITIES: All mains supplies connected. Utilities payable by tenant.  
FURNISHING STATUS: Unfurnished  
HEATING SOURCE: Gas  
FLOOD RISK FROM RIVER: Very low  
RIGHTS & RESTRICTIONS: N/A

BUILDING SAFETY: N/A  
PLANNING PERMISSION: N/A  
COALFIELD/MINING AREA: N/A  
SEWERAGE: Mains Drainage connected







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COMMERCIAL  
PROPERTY AGENTS

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

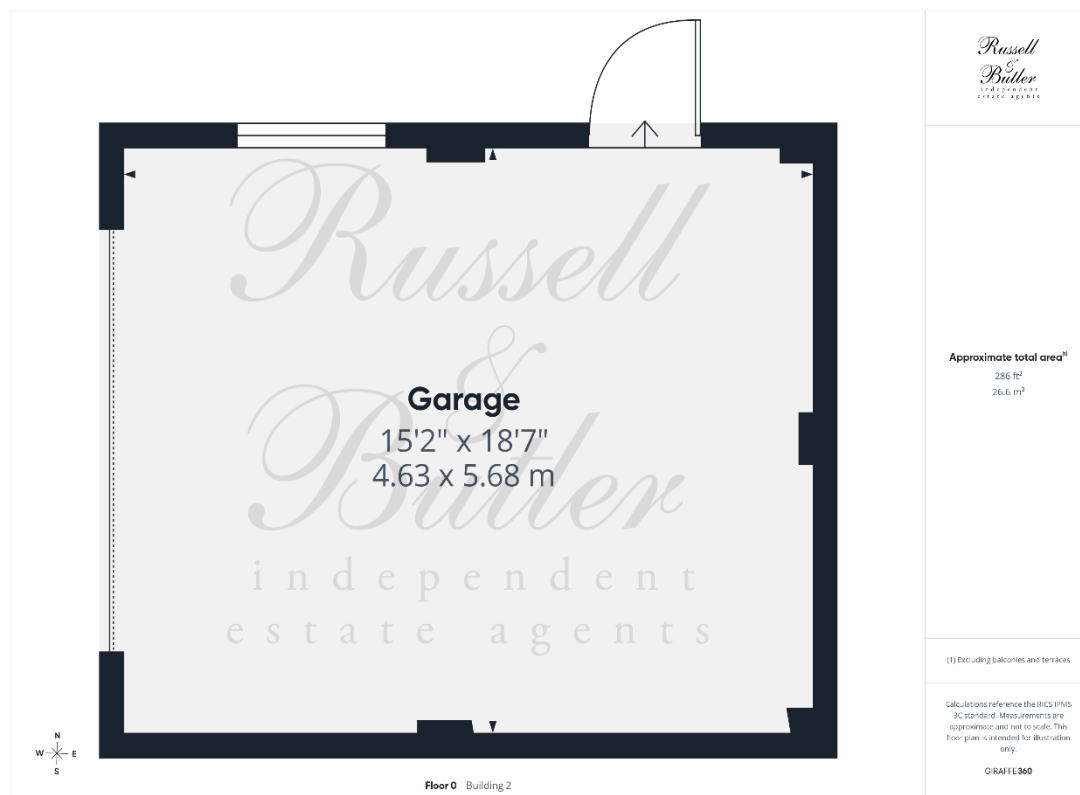
1301 ft<sup>2</sup>  
120.9 m<sup>2</sup>

(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





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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