

*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)





**Bycell Road, Maids Moreton, MK18 1SP**  
**Asking Price £450,000**

Rarely available an extended 3 bedroom semi detached house in the village of Maids Moreton with a separate annexe, and a large south west facing rear garden backing onto fields. Accommodation comprises: Entrance porch, entrance hall, ground floor cloakroom, open plan living/kitchen/dining room with patio doors leading out onto the garden, first floor landing, three bedrooms and family bathroom. Covered outside porch area leading to the annexe comprising: spacious living room/bedroom or office, kitchen area, shower room, storage room and the remaining garage storage space. There is ample off road parking to the front and large south west facing rear garden. Council Tax Band C. EPC rating E. No Onward Chain. Upvc double glazing and LPG central heating.



<b>Entrance</b> Part glazed door to entrance porch.	
<b>Entrance Porch</b> Providing cloaks storage space, part glazed door to entrance hall.	
<b>Entrance Hall</b> Stairs rising to first floor, under stairs storage area, ceramic tiled floor.	
<b>Sitting Room</b> <i>15' 4" X 11' 6" (4.68m X 3.52m)</i> With wood burning stove, radiator, Upvc double glazed window to front aspect, open through to:	
<b>Kitchen/Dining/Family Room</b> <i>22' 3" X 10' 10" (6.80m X 3.31m)</i> 6.8m Max x 3.31m Max An 'L' shaped light and airy kitchen, family room fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer taps, further range of wall/drawer and base units, wooden work tops over, space for electric cooker, space and plumbing for washing machine/ dishwasher, ceramic tiling to splash areas, Upvc double glazed window to side aspect, Upvc double glazed doors to covered porch. Upvc double glazed patio doors to patio and rear garden.	
<b>Family Area</b> Upvc double glazed sliding doors to rear garden.	
<b>Bedroom One</b> <i>10' 10" X 7' 1" (3.32m X 2.17m)</i> Radiator, Upvc double glazed window to rear aspect, built in storage cupboard.	
<b>Bedroom Two</b> <i>10' 10" X 7' 1" (3.32m X 2.17m)</i> Upvc double glazed window to rear aspect with country side views, radiator, access to loft space with ladder.	
<b>Bedroom Three</b> <i>8' 8" X 7' 2" (2.66m X 2.19m)</i> Upvc double glazed window to front aspect, radiator, pedestal wash hand basin.	
<b>Family Bathroom</b> <i>7' 10" X 6' 10" (2.39m X 2.10m)</i> White suite of panel bath, fully tiled shower cubicle with shower as fitted, low level wc, pedestal wash hand basin, ceramic tiled walls, radiator, Upvc double glazed window to front aspect.	
<b>Front Garden</b> Part enclosed by brick wall leading to property entrance and parking, laid to lawn, gravelled parking, gated access to covered porch area.	
<b>Rear Garden</b> A south west facing rear garden which is laid mainly to lawn with large paved patio area, timber shed, backing onto the country side, outside tap, outside power.	

<b>Separate Annexe</b> A self contained annexe that comprises of living/bedroom area, kitchen area, wet room, storage room/office and remaining garage store. Also would be ideal for someone who works from home.
<b>Kitchen Area</b> 2.07m x 1.63m Stainless steel sink unit with mono bloc mixer tap, cupboard under, base units with work tops over, space and plumbing for washing machine, space for tumble dryer, ceramic tiled floor, ceramic tiling to splash areas, double glazed window to side aspect, extractor fan, radiator.
<b>Open Plan Living/Bedroom</b> 4.85m x 2.89m Double glazed window to rear aspect, door to side, inset downlighters, double glazed door to rear garden, wood laminate floor, radiator.
<b>Wet Room</b> 1.66m x 1.66m Wet room with shower as fitted, pedestal wash hand basin, low level wc, chrome ladder towel rail, double glazed window to front aspect, ceramic tiling to all walls.
<b>Office/Storage</b> 3.08m x 1.89m Upvc double glazed window to side aspect, wood laminate flooring.
<b>Remaining Garage</b> 3.04m x 3.12m Up and over door, wall mounted 'Worcester' gas fired boiler(LPG), hot water tank, door to annexe.
<b>Please Note</b> EPC Rating: E. Council Tax Band: C.  Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas central heating.  BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps 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.







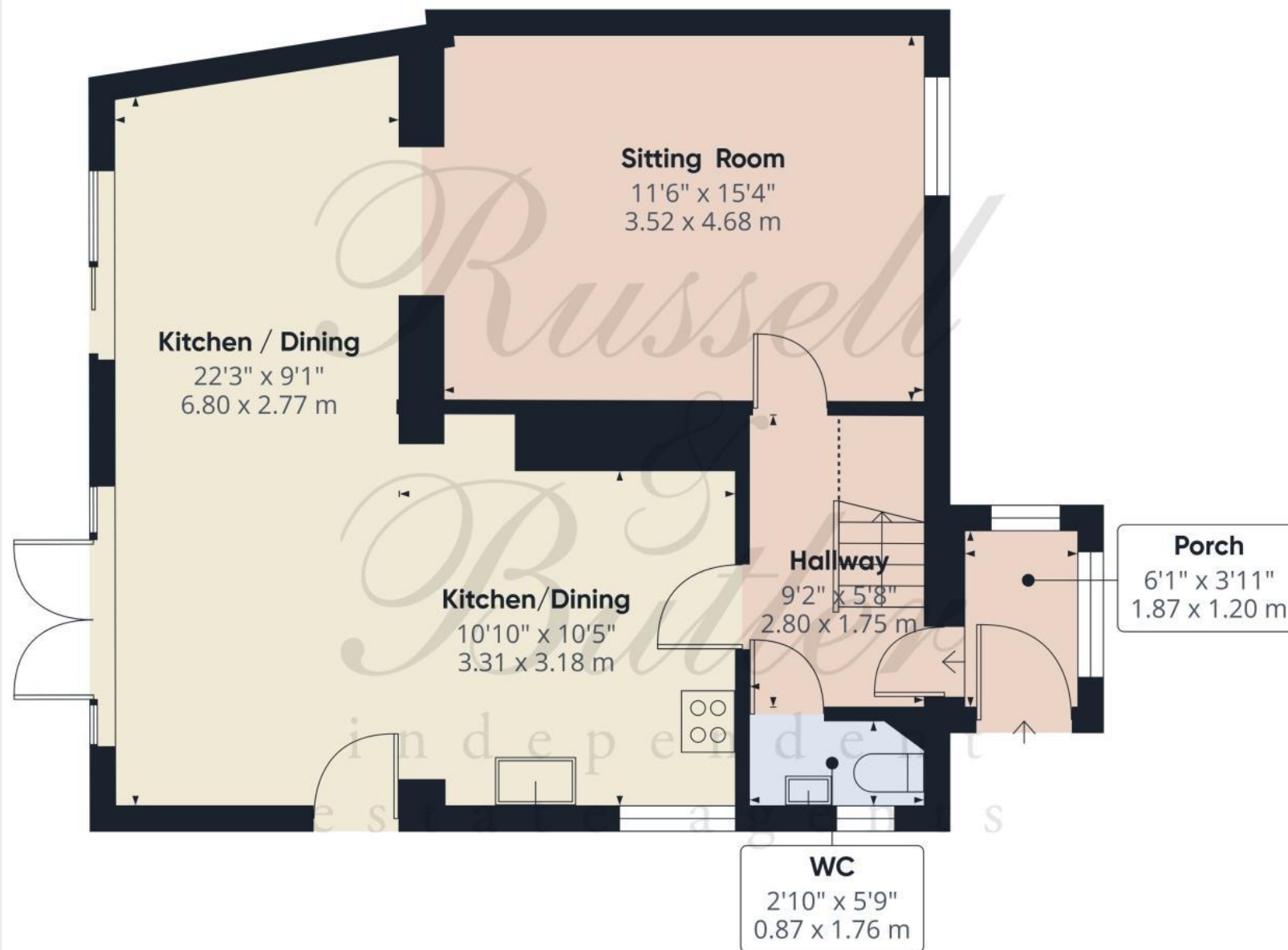


Russell  
Butler  
independent  
estate agents









Floor 0

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

609 ft<sup>2</sup>

56.5 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

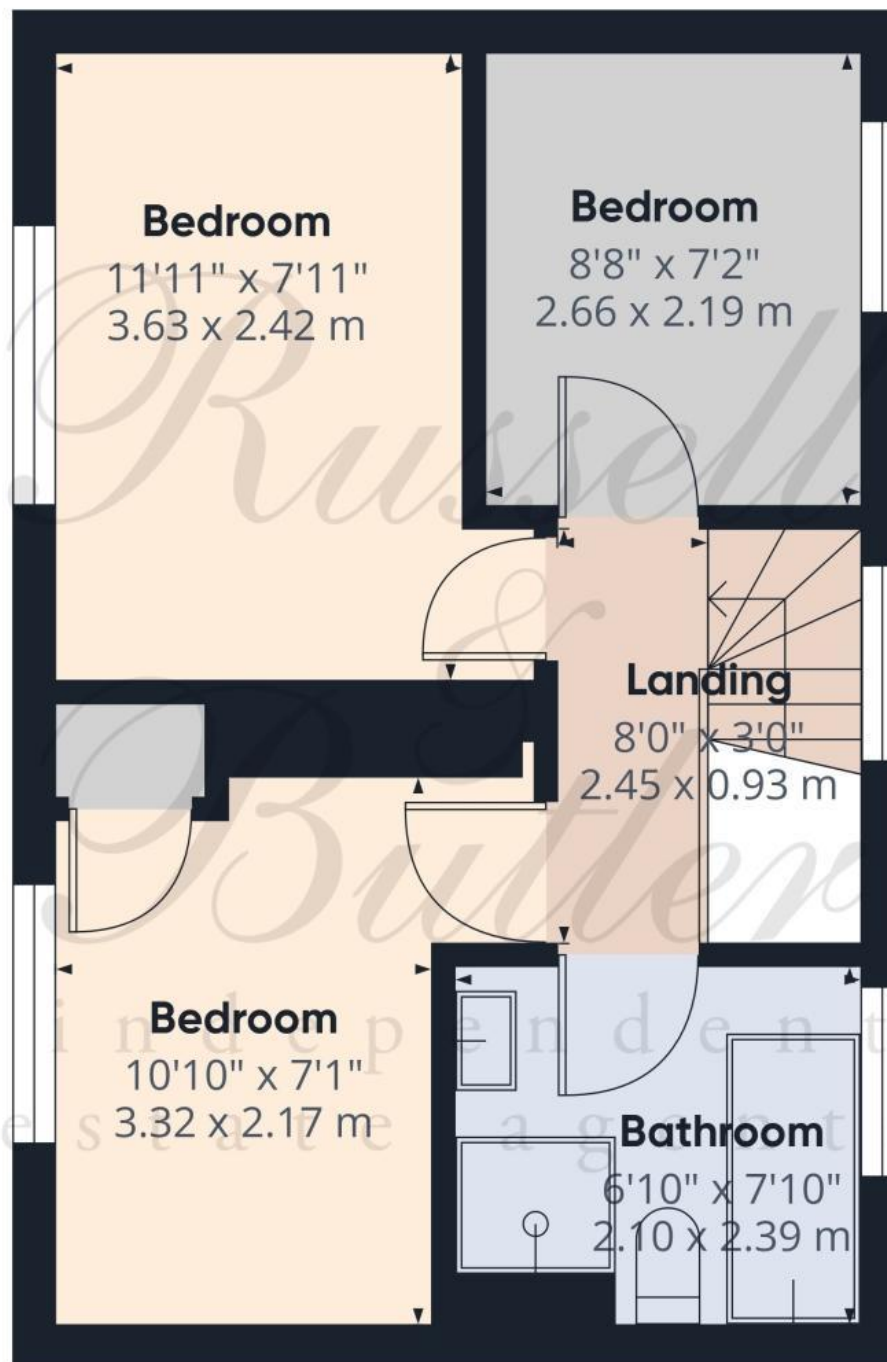
(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1

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

326 ft<sup>2</sup>

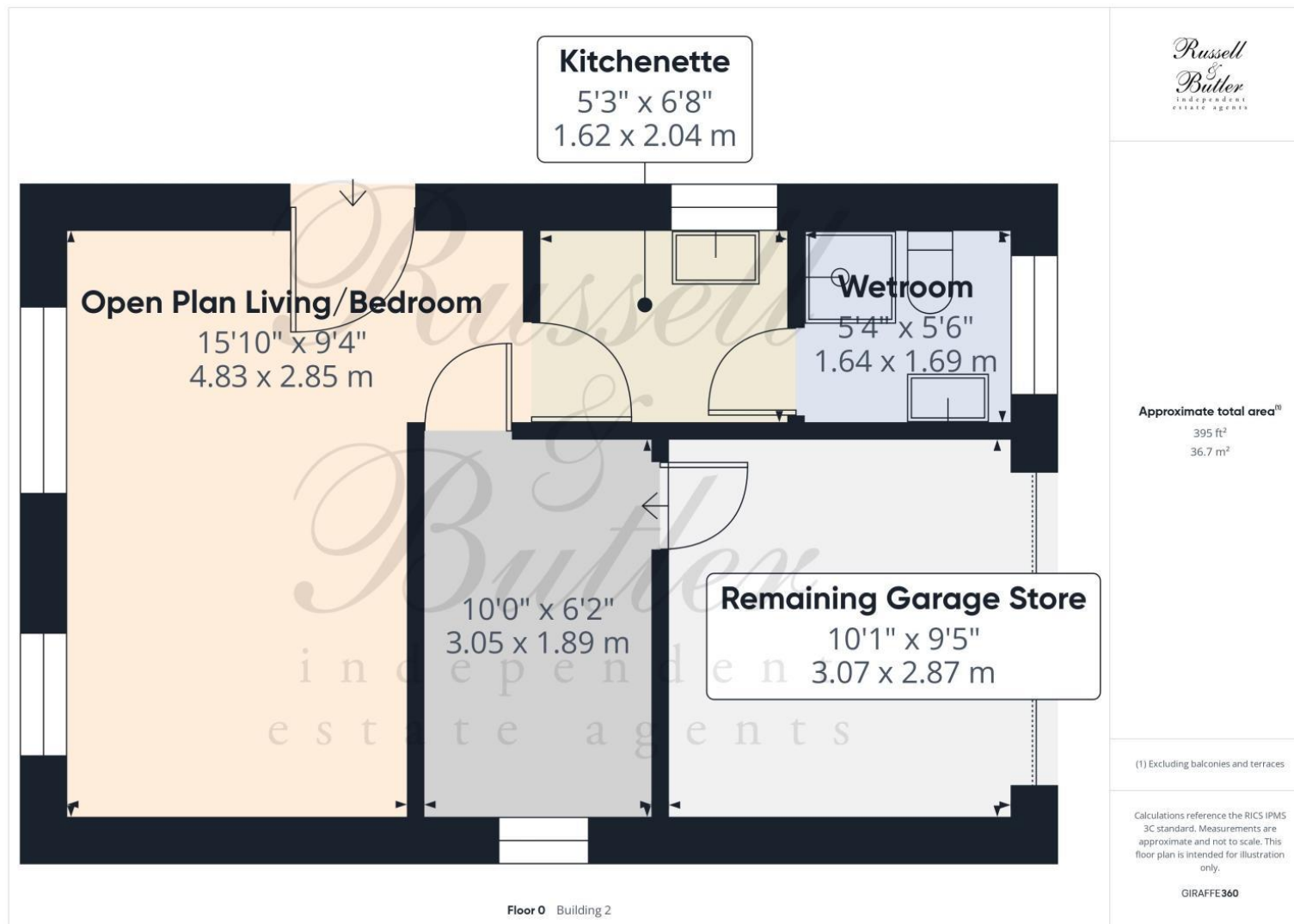
30.3 m<sup>2</sup>

(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.

**Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)**

