

Russell & Butler

independent estate agents

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Broadlands, Leckhampstead Road, Akeley, MK18 5HG

Asking Price £499,995.00 Freehold

A rare opportunity to purchase a two bedroom detached bungalow situated in this sought after village on a very good sized plot. The bungalow offers excellent scope for improvement including a loft space which has been boarded and carpeted incorporating a loft ladder hence providing excellent storage facilities. Further benefits include a double length garage with an electric up and over door and extensive off road parking. The accommodation comprises: Entrance porch, entrance hall, sitting room, study, kitchen/breakfast room, two double bedrooms, shower room, loft space, double length garage and large rear garden. Energy rating D.



Entrance

Upvc double glazed entrance door to:

Entrance

Upvc double glazed and solid wood entrance door to:

Entrance Hall

Double radiator, access to loft space with ladder, double fitted cloak cupboard.

Sitting Room

3.93m x 3.33m

Fireplace, double radiator, Upvc double glazed window to front aspect, folding doors to study.

Study

3.92m x 3.03m

Double radiator, Upvc double glazed windows to front and side aspects, double glazed single panel door to rear garden.

Conservatory

3.73m x 2.70m

Upvc double glazed with brick base, two radiators, ceramic tiled floor, door to rear garden.

Kitchen/Breakfast Room

3.95m x 3.33m

Inset single drainer stainless steel sink unit with cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, electric cooker point, plumbing for automatic washing machine, "Grant" oil fired boiler supplying both domestic hot water, radiator, ceramic tiled floor, two Upvc double glazed windows to side aspect, pantry cupboard with shelving, airing cupboard housing hot water tank with immersion heater, linen shelving as fitted, linen cupboard with shelving.

Bedroom One

3.33m x 3.02m

Two double radiators, fitted wardrobes, Upvc double glazed window to front aspect.

Bedroom Two

3.32m x 3.02m

Radiator, Upvc double glazed window to rear aspect.

Shower Room

2.86m x 1.64m

Double width fully tiled shower cubicle, wash hand basin, cupboard under, low flush wc, radiator, Upvc double glazed window to rear aspect, extractor fan.

Front Garden

Block paved parking and driveway providing parking for several vehicles which leads to detached double length garage with electric up and over door, power and light connected, personal door to rear. Gated access to either side leading to:

Rear Garden

Good sized rear garden with large patio and lawn extending to either side, past hedge and leading to further lawn, good sized side area with oil storage tank, boarded by fencing, backs onto paddock.

Please Note

All mains services connected with the exception of Gas.

EPC Rating:D

Council Tax Band: E

N.B.

Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.

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.

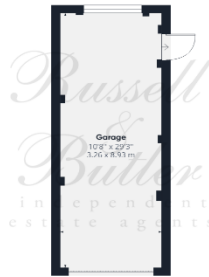




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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1299.95 ft²
120.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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