

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Treefields, Buckingham, MK18 1GP

Guide Price £475,000.00 Freehold

This well presented four bedroom town house situated in a highly desirable location, the property is within touching distance of the local park, town centre & short walking distance to local Schools including the Royal Latin Grammar School. The property offers versatile living arranged over multiple floors with the benefit of a re-fitted & extended kitchen/diner with bi-fold doors leading to the rear garden & further benefits from having three bathrooms, low maintenance garden & garage with driveway parking. The accommodation comprises: Spacious entrance hall, kitchen/diner, family room/bedroom four, ground floor shower room, on the first floor generous size sitting room, bedroom two and on the top floor; main bedroom benefiting from built in storage & en-suite, bedroom three & family bathroom. Low maintenance, landscaped garden to the rear. Single garage & driveway parking. EPC rating C/Council tax band D.



Entrance

Composite door to:

Entrance Hall

Spacious entrance hall with mosaic tiled floor, built in storage cupboard, under stair storage/utility cupboard, two radiators.

Downstairs Shower Room

8' 4" X 3' 10" (2.56m X 1.17m)

Fitted to comprise suite of double width shower cubicle, pedestal wash hand basin, low level W.C, ceramic tiling to splash areas, radiator, extractor fan. There is potential to convert in to a utility/cloakroom.

Family Room/Bedroom Four

10' 0" X 9' 1" (3.05m X 2.77m)

Radiator, UPVC double glazed window to front aspect, door to shower room.

Kitchen/Diner

16' 0" X 9' 9" (4.89m X 2.99m)

Re-fitted to comprise inset sink with mono-bloc mixer tap with cupboard under, further range of base, drawer & eye level units, rolled edge work tops, metro tile splash-backs, integrated two tier electric oven, five burner gas hob with extractor fan over. Integrated fridge/freezer & dishwasher, two vertical radiators, bi-folding doors leading to rear garden.

First Floor Landing

Providing access to first floor accommodation, radiator.

Sitting Room

16' 5" X 16' 1" (5.01m X 4.91m)

L-shaped sitting room with views over the park with UPVC double glazed window & French doors with Juliet balcony to front aspect. Gas fire with Marble effect surround, two radiators.

Bedroom Two

16' 0" X 6' 1" (4.89m X 1.86m)

Upvc double glazed windows to rear aspect, radiator.

Second Floor Landing

UPVC double glazed window to side aspect, airing cupboard, access to loft space.

Bedroom One

16' 0" X 10' 9" (4.88m X 3.29m)

Fitted wardrobes with hanging rails & shelving, UPVC double glazed dormer windows to front aspect.

En-Suite

Suite comprising double width shower cubicle, pedestal wash hand basin, low level W.C, heated towel rail, ceramic tiling to splash areas, extractor fan.

Bedroom Three

9' 1" X 8' 7" (2.78m X 2.64m)

Radiator, UPVC double glazed window to rear aspect.

Family Bathroom

7' 1" X 5' 5" (2.18m X 1.67m)

White suite of panel bath, pedestal wash hand basin, low level W.C, radiator, ceramic tiling to all splash areas, UPVC double glazed window to rear aspect.

Outside

Front Garden

Laid mainly to lawn with paved patio area, side gated access to rear garden.

Rear Garden

Low maintenance, landscaped rear garden laid mainly with stone shingle, raised sleeper flower beds, side gate access to front aspect.

Garage

Up and over door, power and light connected, side personal access door, driveway parking in front.

Please Note

EPC Rating: C. Council Tax Band: D.

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 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: Garage & 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.





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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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