

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



High Street, Whaddon, MK17 0NA

Asking Price £280,000 Freehold

Tucked away from the road in a peaceful setting, this charming two bedroom terraced cottage offers a wonderful blend of character and modern living. The property is situated in the quaint village of Whaddon, ideal for someone looking for village lifestyle but within easy commuting distance to Milton Keynes & amenities. The accommodation includes a stylish modern fitted kitchen with contemporary units, a cosy sitting room with multi-fuel burning stove, and two bedrooms served by a well-appointed bathroom. Outside, the property enjoys a large and established rear garden, thoughtfully landscaped to provide a tranquil space for relaxing and entertaining. A particular highlight is the detached outdoor studio, offering excellent versatility as a home office, creative workspace, gym or hobby room. The property further benefits from two outdoor storage sheds. Freehold. EPC rating E/Council tax band C.



Entrance
Composite door to kitchen.

Sitting Room
12' 4" X 7' 10" (3.76m X 2.41m)
Brick fireplace with multi fuel burning stove, beams, tiled floor, Upvc double glazed sash style window to rear.

Kitchen/Breakfast Room
14' 10" X 9' 2" (4.54m X 2.81m)
Re-fitted to comprise dual Butler sink with mono bloc mixer tap, cupboard under, further range of base, drawer and eye level units, wooden work tops, ceramic tiling to splash areas, single electric oven with four zone ceramic hob, space for fridge freezer and washing machine, electric under floor heating, Upvc double glazed windows to front and side aspects.

First Floor Landing
Storage cupboard with shelving.

Bedroom One
9' 5" X 8' 9" (2.89m X 2.67m)
Built in shelving, recess space over stairs, Upvc double glazed window to front and side aspects.

Bedroom Two
13' 4" X 7' 10" (4.07m X 2.39m)
Access to loft space, Upvc double glazed sash window to rear aspect.

Family Bathroom
7' 9" X 5' 9" (2.38m X 1.76m)
White suite of panel bath with shower over, pedestal wash hand, low level wc, electric heated towel rail, ceramic tiling to splash areas, vinyl floor.

Rear Garden
Enclosed by picket and panel fencing, laid mainly to lawn with established flower borders, wildlife pond, well, raised wooden decked seating area, outdoor studio, timber built storage shed and log store with covered store area.
Log Store 0.98m d x 1.2m w
Shed 1.8m d x 4m w
Garden tool shed 0.98m d x 1.2m w

Outside Cabin/Studio
15' 8" X 9' 2" (4.80m X 2.81m)
Timber construction accessed via double doors, double glazed window to front aspect.

Please Note
Council tax band C
EPC Rating TBC

Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Solid Fueul/Electric

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 5500Mbps download and 5500Mbps 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: On street.

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

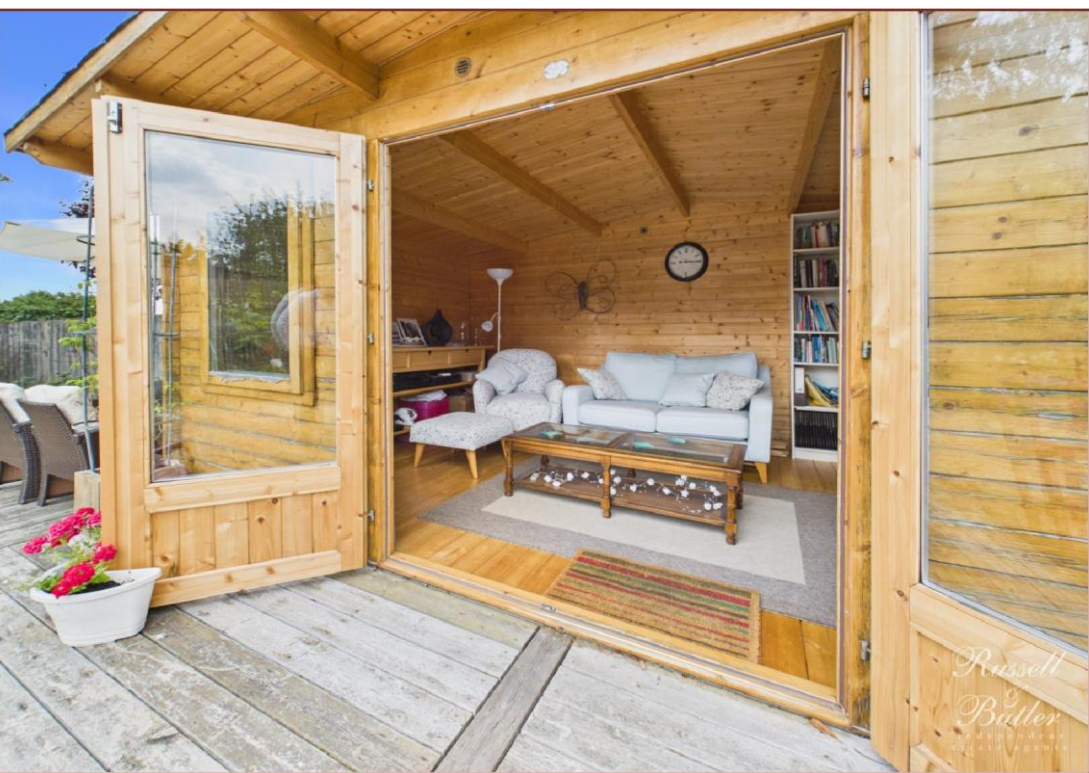
Mortgage Advice
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

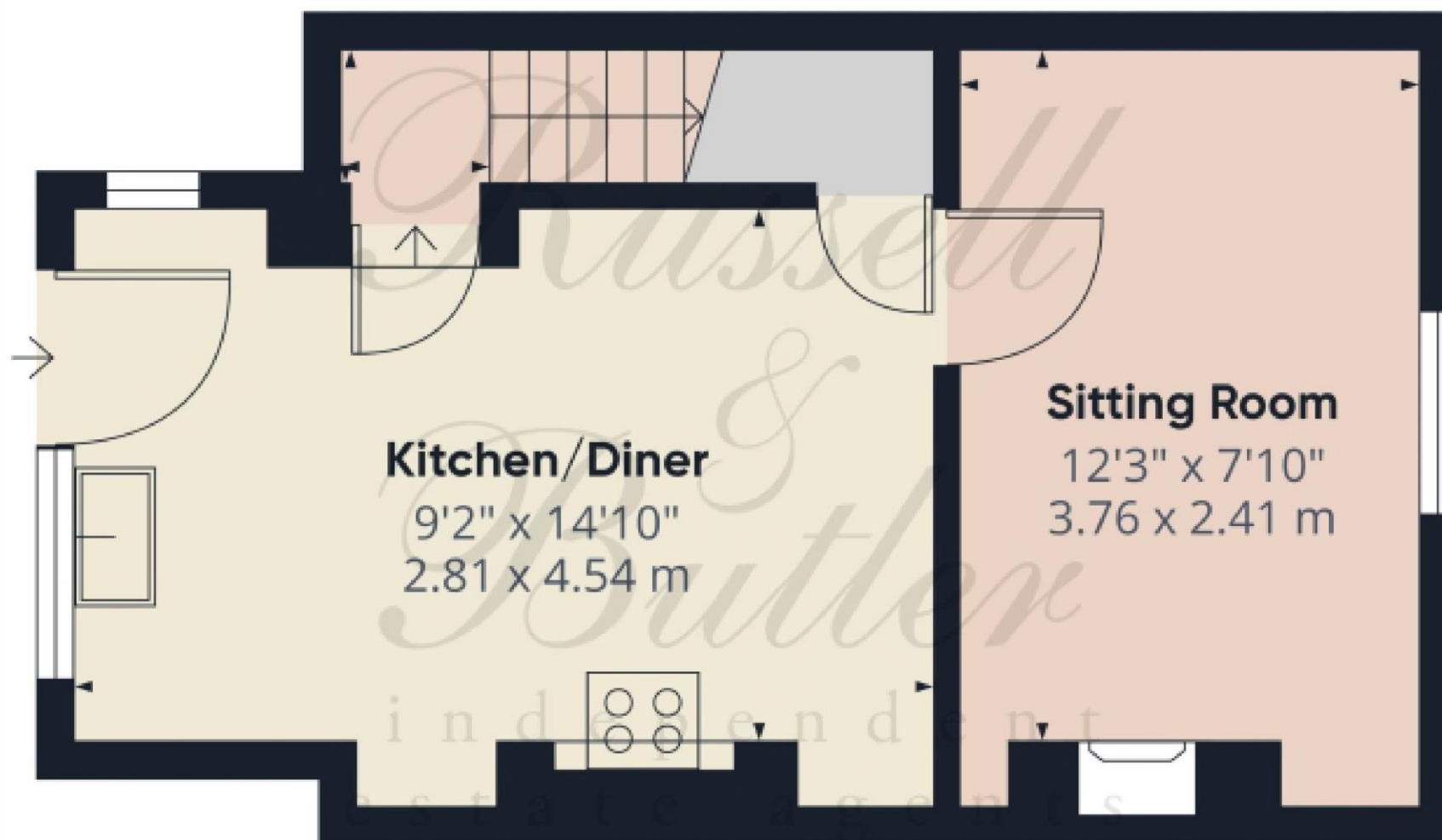




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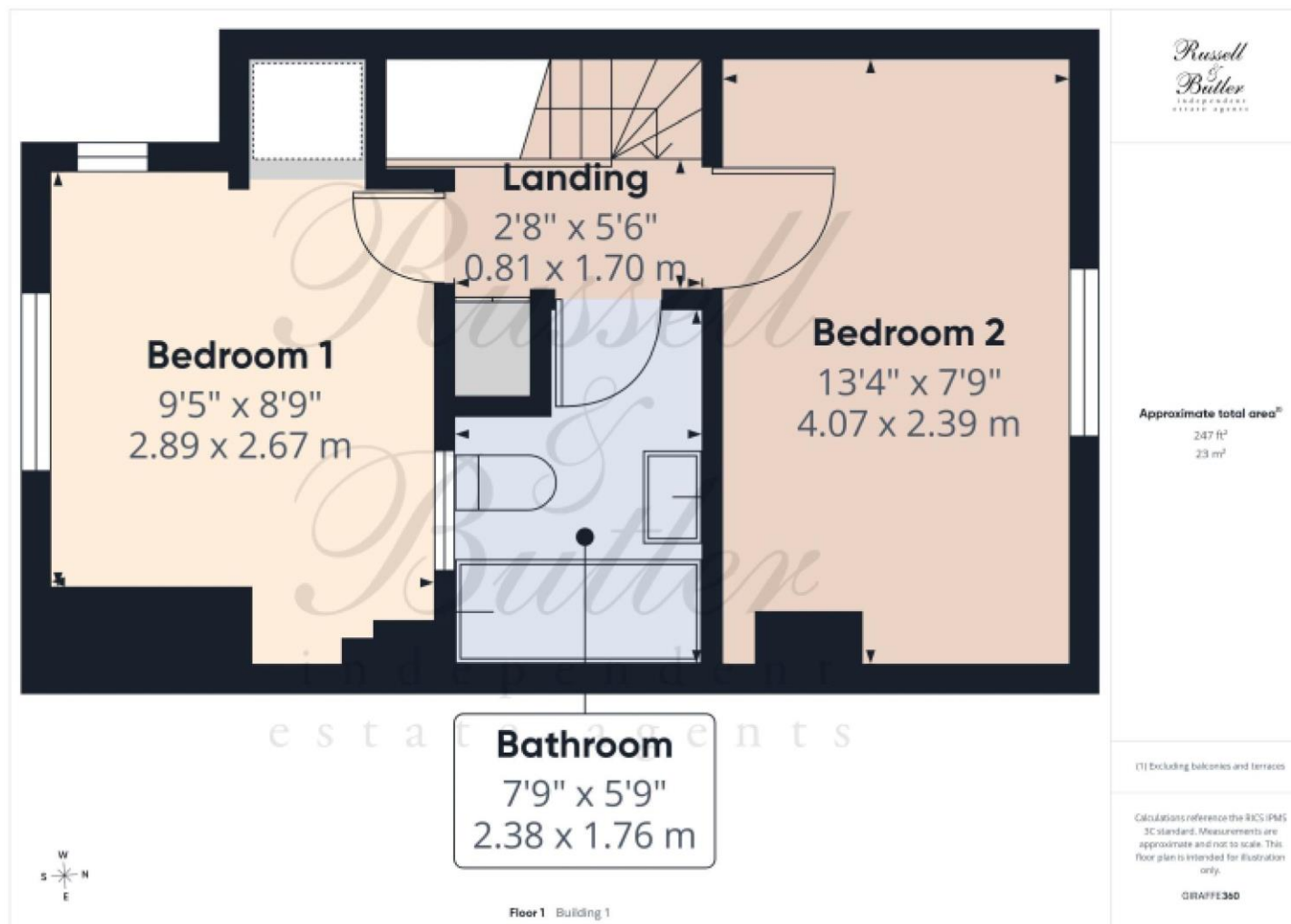
Approximate total area⁽¹⁾
277 ft²
25.8 m²

(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.

GRAFFE350





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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