

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Treefields, Buckingham, MK18 1GP

Asking Price £375,000.00 Freehold

Located on the sought after development of Tudor Meadows which is a few minutes walk to Waitrose, Buckingham town and all the amenities, this three double bedroom townhouse is offered for sale with no onward chain. The property benefits further from being in catchment for Bourton Meadow, Buckingham Secondary and the Royal Latin Grammar Schools, gas to radiator central heating, UPVC double glazing and a south facing rear garden. The accommodation comprises: Entrance hall, ground floor cloakroom, sitting room with Bay window, kitchen fitted with modern units which is open through to the dining room with French patio doors to the rear garden. On the first floor two double bedrooms and the family bathroom with white suite. The top floor comprises of the master bedroom with walk in wardrobe and en-suite shower room. The rear garden is south facing and designed for ease of maintenance and provides access to the single garage which is located to the rear of the property along with allocated parking. Council tax band D. EPC rating awaited.



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Entrance

Door to entrance hall.

Entrance Hall

Providing access to accommodation, cloaks hanging space.

Cloakroom

White suite of low level wc, pedestal wash hand basin, extractor fan, ceramic tiling to splash areas, radiator.

Sitting Room

12' 4" X 11' 11" (3.78m X 3.64m)

Upvc double glazed bay window to front aspect, radiator, engineered Oak flooring.

Inner Hall

Cloaks storage cupboard, stairs rising to first floor.

Kitchen

12' 10" X 7' 0" (3.93m X 2.15m)

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units with work tops over, ceramic tiling to splash areas, built in four ring gas hob, electric oven under, space and plumbing for washing machine, space for tall fridge freezer, space and plumbing for dishwasher, Upvc double glazed window to rear aspect, wall mounted gas fired boiler serving both domestic hot water and radiator central heating. Open through to:

Dining Room

9' 6" X 7' 11" (2.91m X 2.43m)

Upvc double glazed patio doors out to the sunny rear garden, radiator, engineered Oak flooring.

First Floor Landing

Stairs rising to second floor.

Bedroom Two

15' 7" X 10' 1" (4.75m X 3.09m)

Two Upvc double glazed windows to front aspect, radiator.

Bedroom Three

15' 5" X 9' 1" (4.71m X 2.78m)

Two Upvc double glazed windows to rear aspect, radiator, airing cupboard housing hot water tank.

Family Bathroom

8' 1" X 6' 1" (2.47m X 1.87m)

White suite of panel bath, separate shower over, pedestal wash hand basin, low flush wc, full and half height ceramic tiling to walls, chrome ladder heater towel rail, tiled flooring, extractor fan.

Bedroom One

11' 5" X 10' 9" (3.49m X 3.30m)

Walk in wardrobe, radiator, Upvc double glazed window to front aspect, door to en-suite.

En-Suite

6' 9" X 7' 5" (2.07m X 2.27m)

White suite of fully tiled shower cubicle with shower as fitted, glazed screen, low level wc, pedestal wash hand basin, ceramic tiling to floor, chrome ladder towel rail, Velux window to rear aspect, ceramic tiling to water sensitive areas, large eaves storage cupboard.

Front Garden

Open plan front garden, laid mainly to lawn with established planting, gated side access to:

Rear Garden

A south facing rear garden designed for ease of maintenance with paved patio seating area, well stocked and established planting, fully enclosed by brick wall and panel fencing, personal door to garage, outside power supply, outside tap, sun canopy over patio doors.

Garage

17' 3" X 8' 5" (5.28m X 2.57m)

Personal door to rear garden, light and power connected, up and over door, eaves storage space. Allocated parking to the front.

Please Note

EPC Rating: TBC.

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: Allocated parking.

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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Approximate total area⁽¹⁾
396 ft²
36.9 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.

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Family Bathroom

6'1" x 8'1"
1.87 x 2.47 m

Bedroom

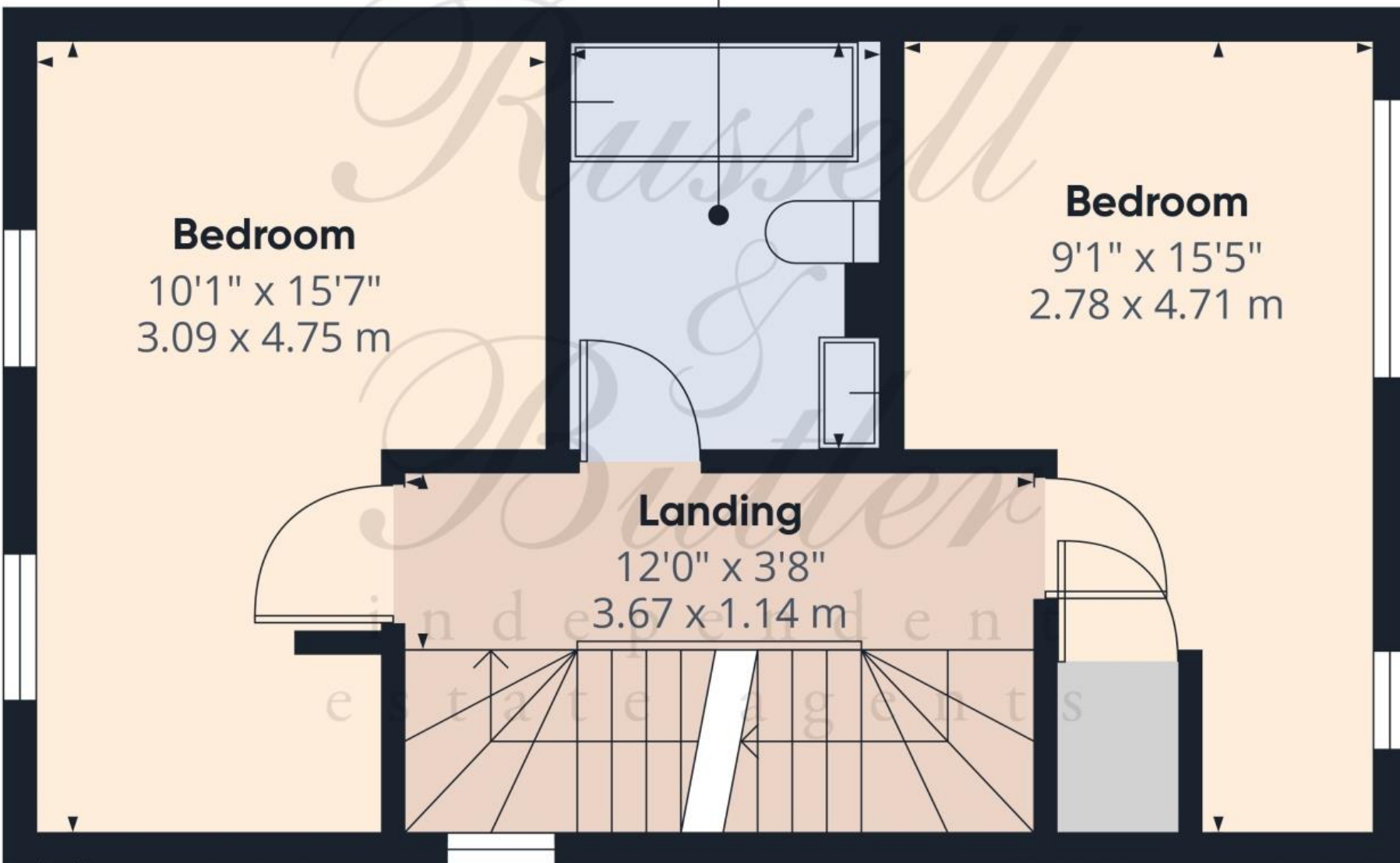
10'1" x 15'7"
3.09 x 4.75 m

Bedroom

9'1" x 15'5"
2.78 x 4.71 m

Landing

12'0" x 3'8"
3.67 x 1.14 m



Approximate total area⁽¹⁾

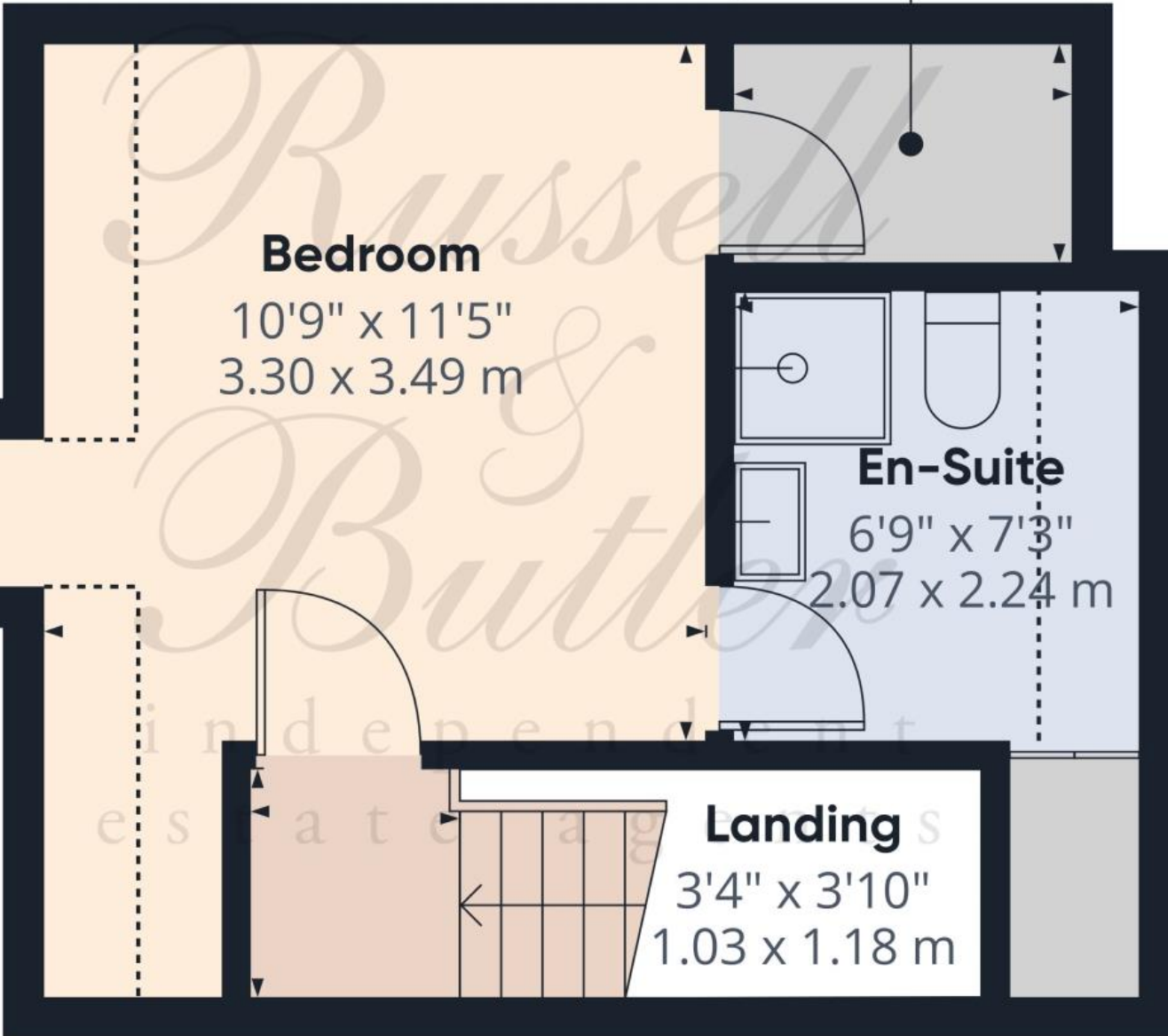
353 ft²
32.7 m²

(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.

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Wardrobe
5'7" x 3'9"
1.73 x 1.17 m



Approximate total area⁽¹⁾

239 ft²

22.1 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

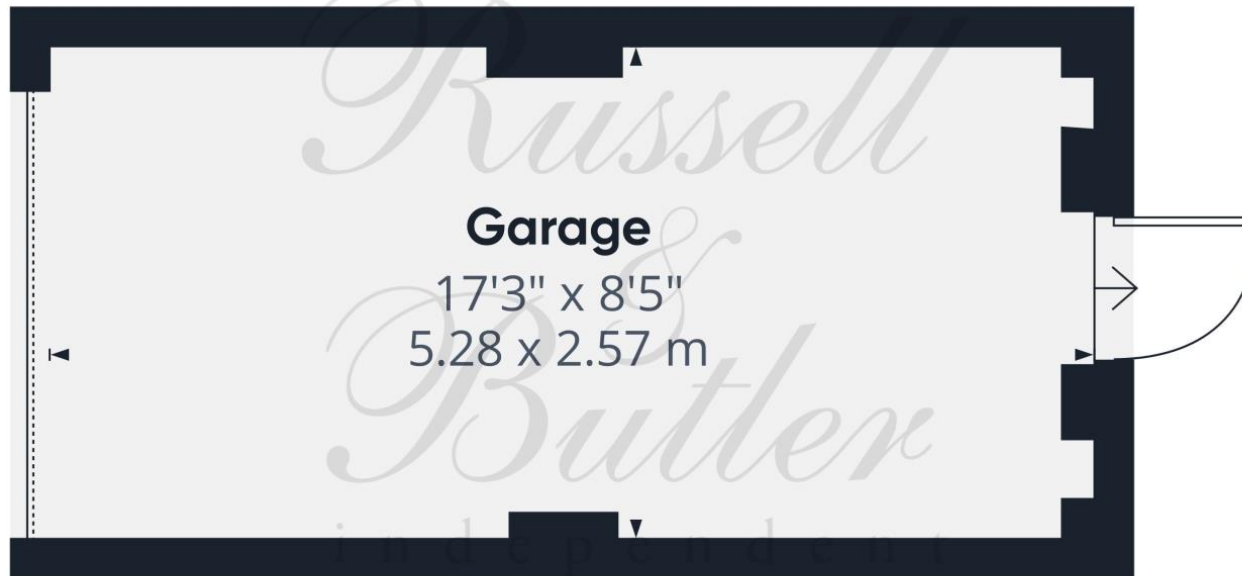
Reduced headroom

----- 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.

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Floor 0 Building 2

Approximate total area⁽¹⁾
147 ft²
13.7 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.

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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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