Russell & Butler
independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



Rosebank Foscott Road, Maids Moreton, MK18 1QQ

Asking Price £599,995.00 Freehold

A beautifully presented four double bedroom detached chalet bungalow located in the desirable village of Maids Moreton. This well presented, lovely family home offers versatile and flexible accommodation with two of the double bedrooms being on the ground floor along with a spacious shower room. At the heart of the property is the impressive kitchen/dining/family room with feature central island/breakfast bar creating an ideal space for both everyday living and entertaining, the sperate and welcoming sitting room has an open fire providing a cosy retreat for relaxing evenings. On the first floor there are two generous sized bedrooms, one including a range of built in wardrobes and the other a dressing room, both have en suite shower rooms. Further benefits are, gas to radiator central heating, UPVC double glazing, the separate utility room, gardens to the front, side and rear and a driveway providing off road parking for several vehicles.
EPC Rating C. Council tax band E









Entrance
Steps leading to part glazed sold wood entrance door to:

Entrance Hall
Wood flooring, inset downlighters, radiator, built in storage cupboard.

Sitting Room
16' 8" X 14' 5" (5.10m X 4.40m)
Brick built open fireplace with solid wood lintel over, double radiator, inset LED downlighters, two Upvc double glazed windows to front and side aspects.

Ground Floor Bedroom Three
9' 11" X 9' 11" (3.04m X 3.03m)
Double radiator, Upvc double glazed window to side aspect.

Family Room/Bedroom Four
9' 11" X 10' 9" (3.04m X 3.28m)
Radiator, Upvc double glazed windows to front and side aspects, open storage cupboard.

Ground Floor Shower Room
9' 4" X 6' 7" (2.86m X 2.03m)
White suite of walk in fully tiled shower cubicle with glazed screen, shower as fitted, large wash hand basin with two storage drawers under, low level wc, ceramic tiled floor, radiator, two Upvc double glazed windows to rear aspect.

Kitchen/Dining/Family Room
25' 9" X 20' 11" (7.87m X 6.40m)
A fabulous open plan kitchen, dining family room with feature central island with breakfast bar and fitted to comprise inset single drainer, one and a half bowl stainless steel sink unit with mono bloc mixer tap, cupboard under, a further range of base, wall, drawer and eyelevel units, solid Oak work surfaces over, ceramic tiling to splash areas, four ring gas hob with extractor canopy over, split level electric double oven and grill, integrated dishwasher, integrated fridge/freezer, ceramic tiled floor, two double radiators, inset LED downlighters, double glazed Aluminium single panel door and Aluminium French door to rear garden, Upvc double glazed window to front aspect, Upvc double glazed window to rear aspect, stairs rising to first floor.

Utility Room
11' 11" X 4' 9" (3.64m X 1.47m)
Inset single drainer ceramic sink unit with mono bloc mixer tap, cupboard under, a further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, space and plumbing for automatic washing machine, space for tumble dryer, gas fired boiler supplying both domestic hot water and gas to radiator central heating, ceramic tiled floor, radiator, inset LED downlighters, Upvc double glazed window to rear aspect.

Bedroom One
14' 11" X 14' 9" (4.56m X 4.52m)
Radiator, inset LED downlighters, Upvc double glazed window to rear aspect, door to:

En-Suite
10' 1" X 7' 1" (3.09m X 2.17m)
White suite of fully tiled shower cubicle, wash hand basin with cupboards and drawers under and to side, low flush wc, ladder towel radiator, full ceramic tiling to two walls, Upvc double glazed window to rear aspect, extractor fan, inset downlighters.

Dressing Room
8' 0" X 7' 3" (2.46m X 2.21m)
Radiator, Upvc double glazed window to rear aspect, inset downlighters.

Bedroom Two
15' 8" X 11' 8" (4.78m X 3.58m)
Double radiator, a range of fitted wardrobes, Velux window to front aspect, Upvc double glazed window to rear aspect.

En-Suite
10' 1" X 7' 1" (3.09m X 2.17m)
White suite of fully tiled double width shower cubicle, large wash hand basin with drawers under, low flush wc, full ceramic tilling to all walls, eaves storage cupboard, extractor fan, Velux windows, radiator.

Front Garden
Laid mainly to lawn, flower and shrub beds, driveway providing parking for several vehicles.

Side and Rear Gardens
Laid to lawn, flower and shrub beds and borders, paved patio, Larch timber decking.

Please Note
All main services connected.
EPC Rating: C
Council Tax Band: E
BROADBAND/MOBILE COVERAGE: Standard & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000 Mbps 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).

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.




























Russell
&
Butler
independent
estate agents



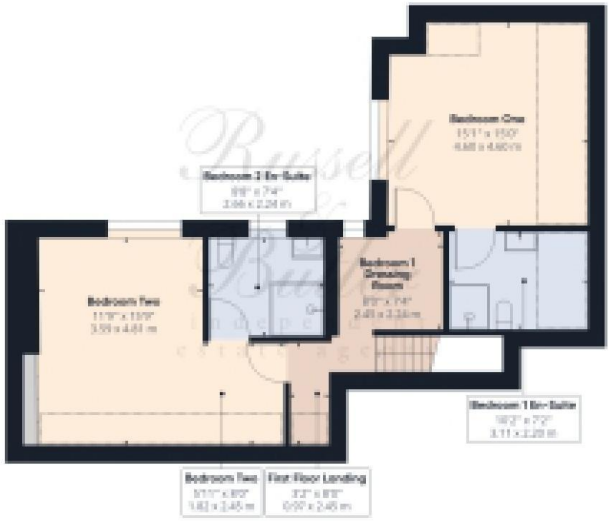








Floor 0 Building 1



Floor 1 Building 1

Russell & Butler
independent estate agents

Approximate total area(1)

1838.20 ft²

170.77 m²

Reduced headroom

155.21 ft²

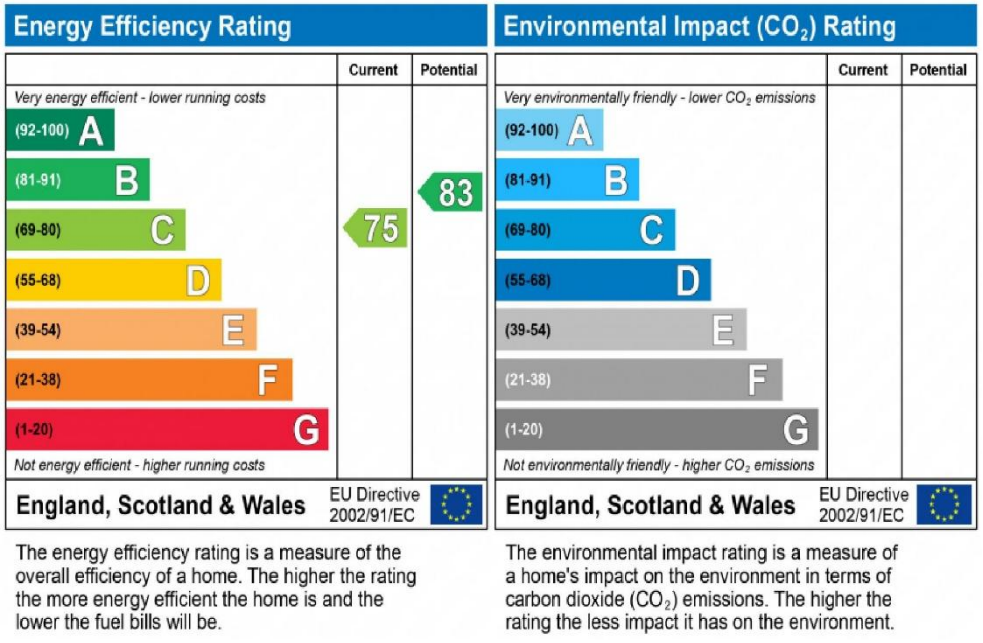
14.42 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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

OnTheMarket.com Zoopla Smarter about property expertagent PrimeLocation.com Works with iPhone rightmove.co.uk The UK's number one property website