

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Hayes Road, Deanshanger, MK19 6HW

Asking Price £499,995.00

Immaculately presented four bedroom semi-detached home, situated in the sought after village of Deanshanger with access to local shops, schools and within 15 minutes of Milton Keynes. The property benefits from a garage conversion providing an extra reception room, kitchen/dining room, three bathrooms & a generously sized rear garden. The accommodation comprises: Entrance, downstairs cloakroom, sitting room with sliding door to rear garden, kitchen/dining room with integrated appliances, utility room, family room. To the upstairs; main bedroom benefiting from built in wardrobes, en-suite bathroom, three further bedrooms with bedroom two also having an en-suite, family bathroom. To the outside; generously sized South/South East facing wrap around rear garden with wooden decked seating area & paved patio. Driveway parking to the front. Freehold. Council tax band D, EPC rating C.



Entrance

Composite door to:

Entrance Hall

Tiled floor, stairs rising to first floor, access to ground floor accommodation.

Cloakroom

White suite of pedestal wash hand basin, low level wc, radiator, half height ceramic tiling to walls, tiled floor.

Sitting Room

18' 6" X 9' 9" (5.64m X 2.98m)

Dual aspect, Upvc double glazed window to front and rear aspect, wooden fire surround, Upvc double glazed sliding door to rear garden.

Family Room

15' 2" X 9' 3" (4.64m X 2.84m)

Vertical radiator, Upvc double glazed window to front aspect, storage cupboard, leading onto cupboard housing Ideal boiler and hot water tank.

Kitchen/Dining Room

18' 5" X 9' 10" (5.63m X 3.01m)

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap and cupboard under, further range of base/drawer and eyelevel units, solid work tops, ceramic tiling to splash areas, integrated double electric oven and grill, four burner gas hob with extractor hood over, integrated fridge freezer, dishwasher, breakfast bar, Upvc double glazed window to front aspect.

Dining Area: Vertical radiator, Upvc double glazed French doors to rear aspect, tiled floor.

Utility Room

5' 7" X 4' 3" (1.72m X 1.31m)

Storage cupboard with hanging rail, built in cupboard accessed by sliding doors with plumbing for automatic washing machine and tumbler drier, shelving, space for additional fridge/freezer, tiled flooring, Upvc double glazed window to rear aspect.

First Floor Landing

Radiator, Upvc double glazed window to rear aspect, access to fully boarded loft space with loft ladder.

Bedroom One

11' 5" X 9' 6" (3.49m X 2.91m)

Built in wardrobes, access by sliding doors, radiator, Upvc double glazed window to front aspect, sliding mirrored door to:

En-Suite

Suite comprising Jacuzzi style bath with hand held shower attachment, low level wc, Vanity wash basin, heated towel rail, ceramic tiling to all splash areas, Upvc double glazed window to rear aspect.

Bedroom Two

10' 1" X 7' 11" (3.08m X 2.43m)

Built in double width wardrobe with mirrored sliding doors, radiator, Upvc double glazed window to front aspect.

En-Suite

Fully tiled corner shower cubicle, pedestal wash hand basin, low level wc, ceramic tiling to splash areas, one radiator, Upvc double glazed window to front aspect.

Bedroom Three

9' 11" X 8' 8" (3.04m X 2.66m)

Built in triple wardrobe with mirrored sliding door, radiator, Upvc double glazed window to front aspect.

Bedroom Four

10' 2" X 8' 2" (3.10m X 2.51m)

Radiator, Upvc double glazed window to side aspect.

Family Bathroom

Suite comprising panel bath with rainfall effect shower over, pedestal wash hand basin, low level wc, heated towel rail, ceramic tiling to splash areas, Upvc double glazed window to rear aspect.

Rear Garden

Fully enclosed rear garden which is laid mainly to lawn with borders housing established shrubs, paved patio area with wooden pergola over, wooden decked seating area, shed, gated side access.

Please Note

EPC Rating: C.

Council Tax Band: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

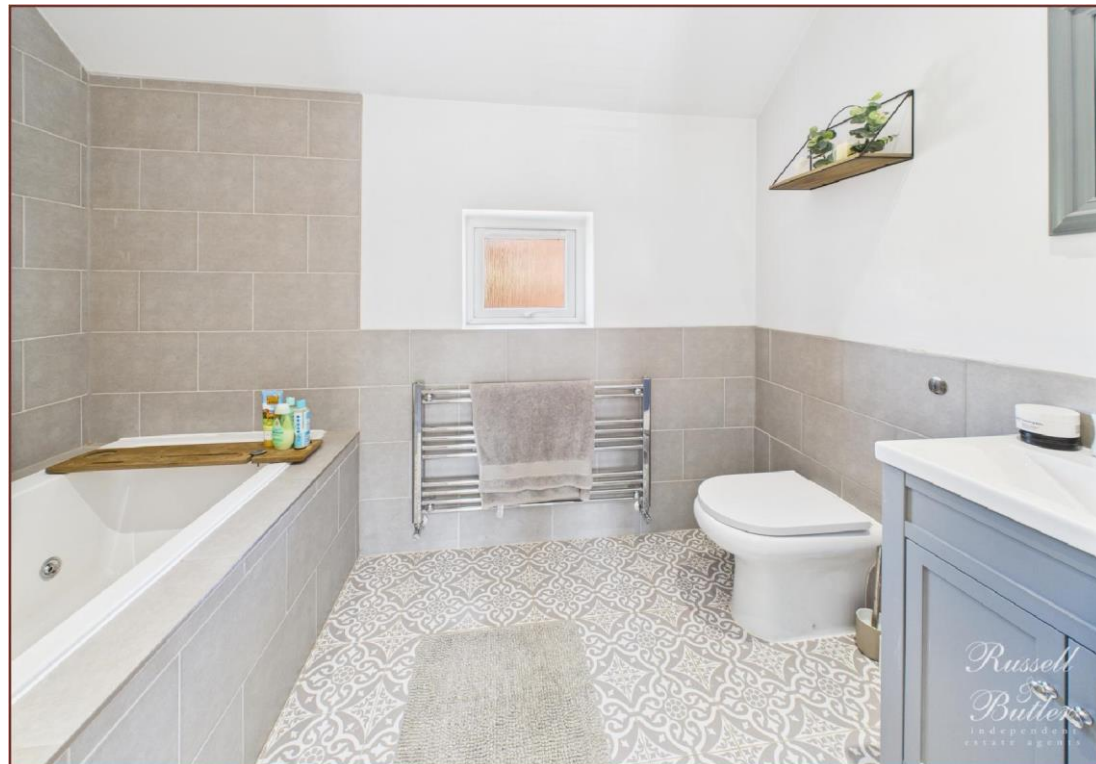
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Driveway 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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Storage Cupboard
3'2" x 3'9"
0.98 x 1.15 m

Boiler Room
3'4" x 5'2"
1.03 x 1.58 m

Utility Room
5'7" x 4'3"
1.72 x 1.31 m

Family Room
15'2" x 9'3"
4.64 x 2.84 m

Kitchen/Dining Room
18'5" x 9'10"
5.63 x 3.01 m

Sitting Room
18'6" x 9'9"
5.64 x 2.98 m

WC
4'9" x 3'6"
1.45 x 1.09 m

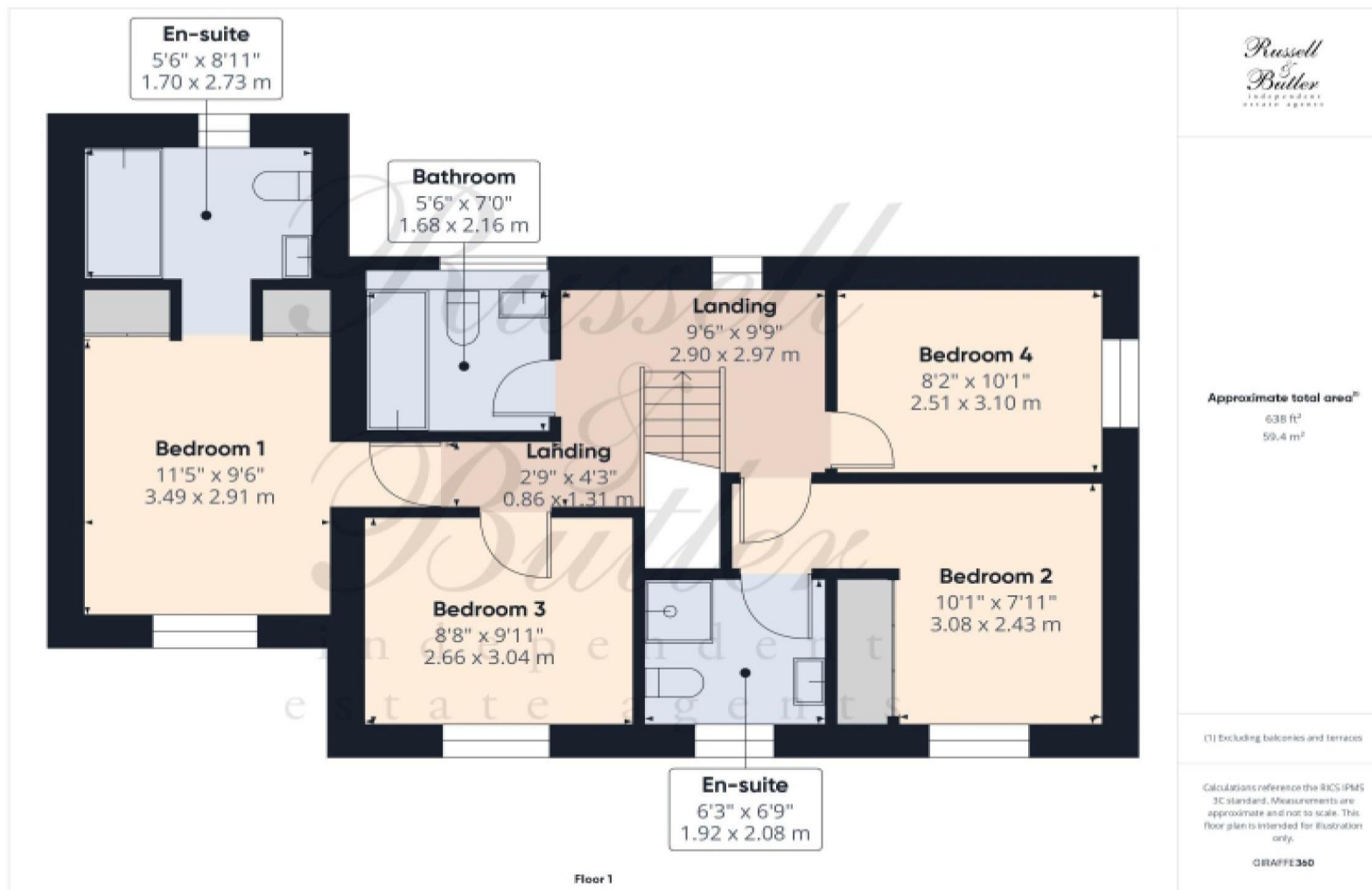
Hallway
6'8" x 6'6"
2.03 x 1.99 m

Approximate total area*
658 ft²
61.2 m²

(*) Excluding balconies and terraces

Calculations refer to 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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