

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

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OPEN 7 DAYS A WEEK
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*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

Aris Way, Buckingham, MK18 1FX
Guide Price £525,000.00 Freehold

We are delighted to offer for sale, this spacious and well presented four double bedroom town house which benefits further from being within catchment and walking distance to both Buckingham Secondary and the Royal Latin Grammar Schools, Buckingham town centre and close proximity to the railway circular walk. The accommodation in brief; reception hall, cloakroom, kitchen/breakfast room, study/playroom, sitting room with French doors into the light and airy conservatory which in turn leads out onto the landscaped rear garden. On the first floor, guest bedroom with en-suite shower room, two further double bedrooms and the family bathroom. The master suite is located on the second floor, with walk in dressing room and en-suite bathroom. Driveway for three cars to the front, fully enclosed gardens to the rear and a single garage with additional parking in a nearby block. EPC C. Council tax band E.



Entrance
Part glazed door to entrance hall.

Entrance Hall
Providing access to accommodation, wood laminate flooring, radiator, under stairs storage cupboard, central heating controls.

Cloakroom
White suite of low level wc, pedestal wash hand basin, mixer taps, ceramic tiling to splash areas, radiator, wood laminate flooring, extractor fan.

Kitchen/Breakfast Room
16' 5" X 10' 2" (5.01m X 3.10m)
Fitted to comprise inset one and a quarter sink unit with spray mixer taps, cupboard under, further range of wall/drawer and base units, work tops over, ceramic tiling to splash areas, inset four ring gas hob with extractor hob over, built in electric double oven, space and plumbing for washing machine, space for condenser tumble dryer, space and plumbing for dishwasher, space for American style fridge freezer, coving to ceiling, inset downlighters, Upvc double glazed window to front aspect, radiator, space for breakfast/dining table.

Sitting Room
14' 9" X 13' 8" (4.52m X 4.17m)
Beautifully presented sitting room with feature fireplace, electric fire as fitted, coving to ceiling, wall light points, two radiators, Upvc double glazed French doors to conservatory.

Study/Playroom
8' 11" X 9' 9" (2.74m X 2.98m)
Coving to ceiling, wood laminate flooring, radiator, Upvc double glazed French doors to conservatory.

Conservatory
20' 2" X 7' 9" (6.15m X 2.37m)
A generous sized conservatory providing additional dining and living space with inset downlighters, French doors leading out onto the rear garden.

First Floor Landing
Stairs rising to second floor, coving to ceiling, cupboard housing hot water tank.

Guest Bedroom
12' 6" X 12' 4" (3.83m X 3.76m)
Built in double width wardrobe with hanging rail and shelving, radiator, coving to ceiling, Upvc double glazed window to rear aspect, door to ensuite.

En-Suite
Refitted White suite of fully tiled corner shower cubicle, shower as fitted, glazed screen, pedestal wash hand basin, light and shaver point, low flush wc, full and half height ceramic tiling to walls, coving to ceiling, radiator.

Bedroom Three
16' 5" X 8' 8" (5.01m X 2.65m)
Upvc double glazed window to front aspect, radiator, coving to ceiling, built in double width wardrobe with hanging rail and shelving.

Bedroom Four
8' 11" X 8' 4" (2.73m X 2.56m)
Upvc double glazed window to rear aspect, radiator.

Family Bathroom
7' 0" X 8' 10" (2.15m X 2.70m)
White suite of panel bath with mixer taps and shower attachment, glazed screen, low level wc, concealed cistern, pedestal wash hand basin, ceramic tiling to walls, light and shaver point, radiator, coving to ceiling, Upvc double glazed window to front aspect.

Second Floor Landing
With built in wardrobe/cupboard and walk in wardrobe, radiator.

Walk in Wardrobe
6' 8" X 4' 8" (2.04m X 1.44m)
With hanging rails and shelving as fitted, light.

Second Floor Master Bedroom
17' 0" X 9' 0" (5.19m Max X 4.80m Max)
A spacious master bedroom with Upvc double glazed window to front aspect, double glazed Velux window, radiator, door to en-suite, coving to ceiling, access to loft space.

En-Suite
7' 8" X 6' 6" (2.35m X 2.00m)
Refitted white suite of panel bath with separate shower over, glazed screen, low level wc, pedestal wash hand basin, stainless steel ladder radiator, coving to ceiling, full height tiling to walls, double glazed Velux window.

Front Garden
Open plan front garden laid to lawn, storage cupboard, covered porch, driveway for three cars.

Rear Garden
Fully landscaped to include large paved patio, laid to lawn with raised sleeper beds, outside tap, established planting, fully enclosed by panel fencing.

Garage
18' 1" X 8' 9" (5.53m X 2.68m)
Single garage in a nearby block with up and over door, eaves storage space, additional parking.

Please Note
EPC Rating: C Council Tax Band: E
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 & 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: Driveway parking.

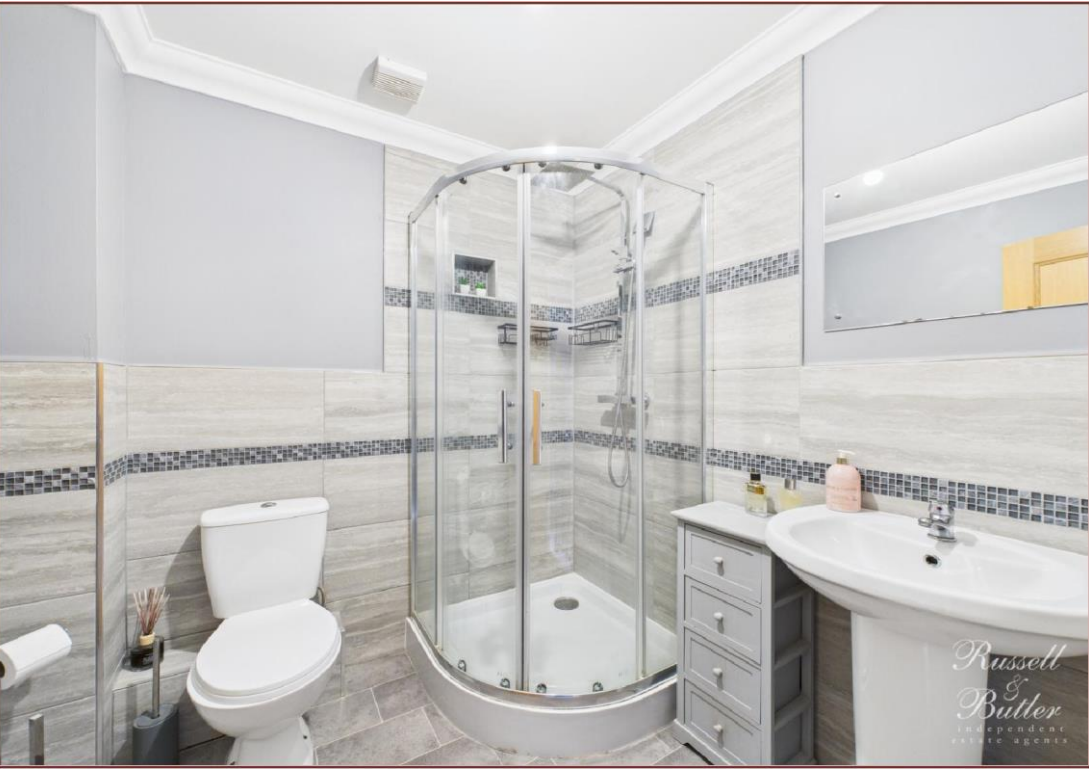
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

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.

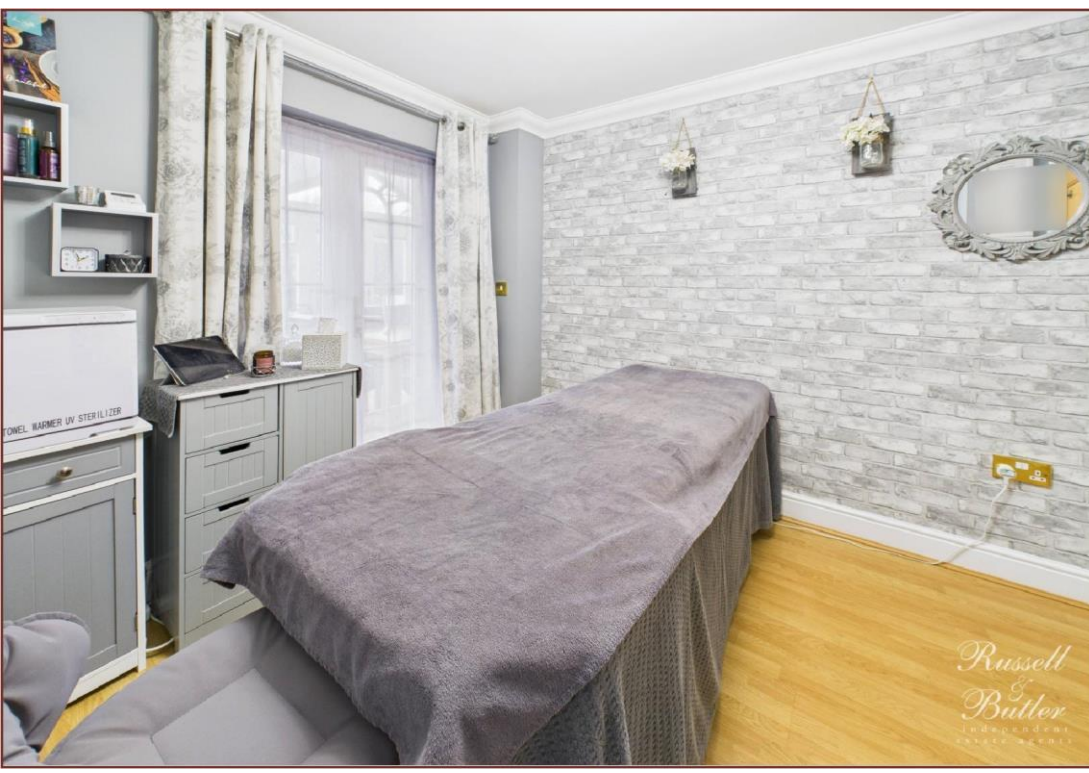




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independent
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Approximate total area*

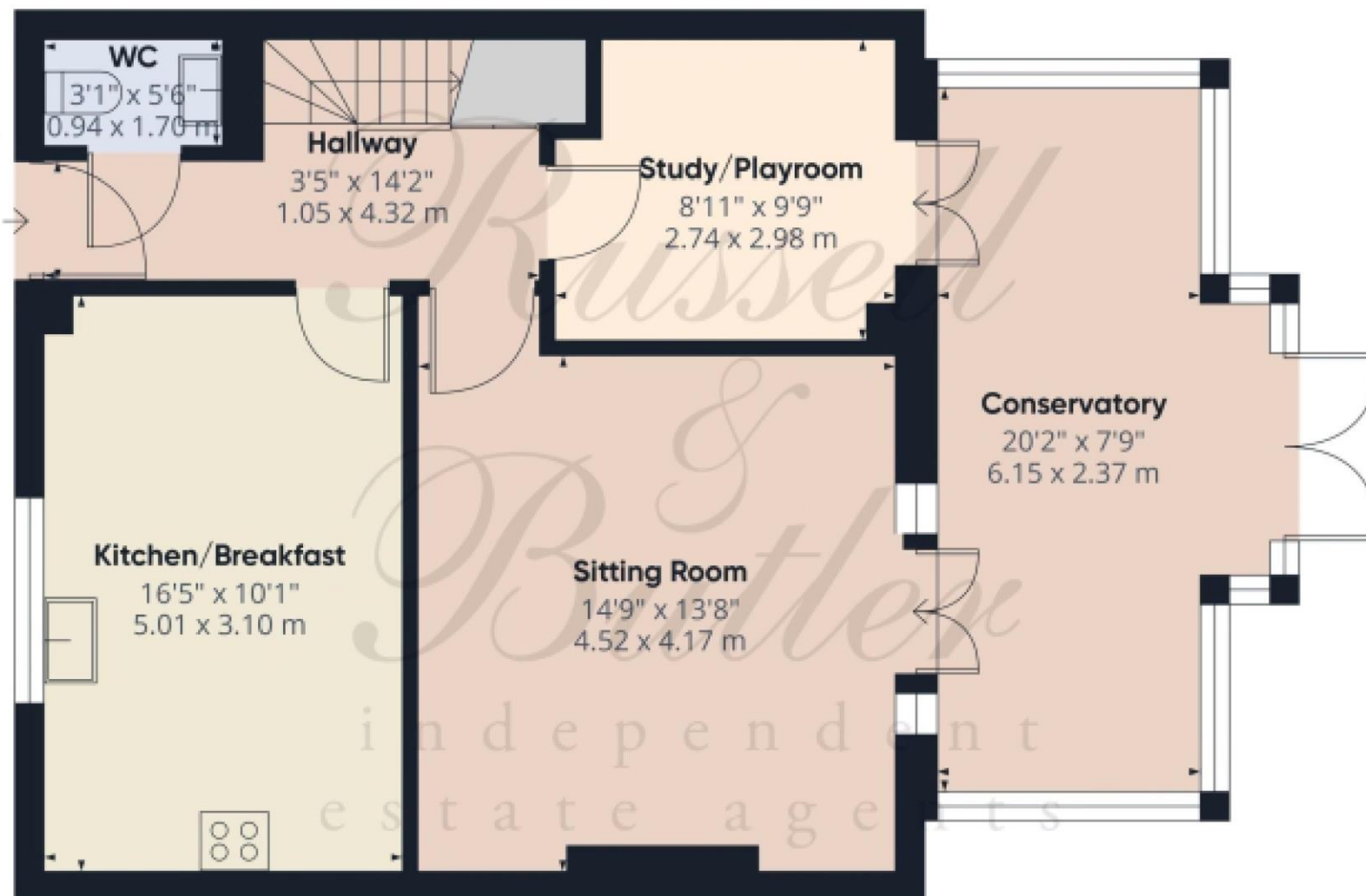
747 ft²

69.3 m²

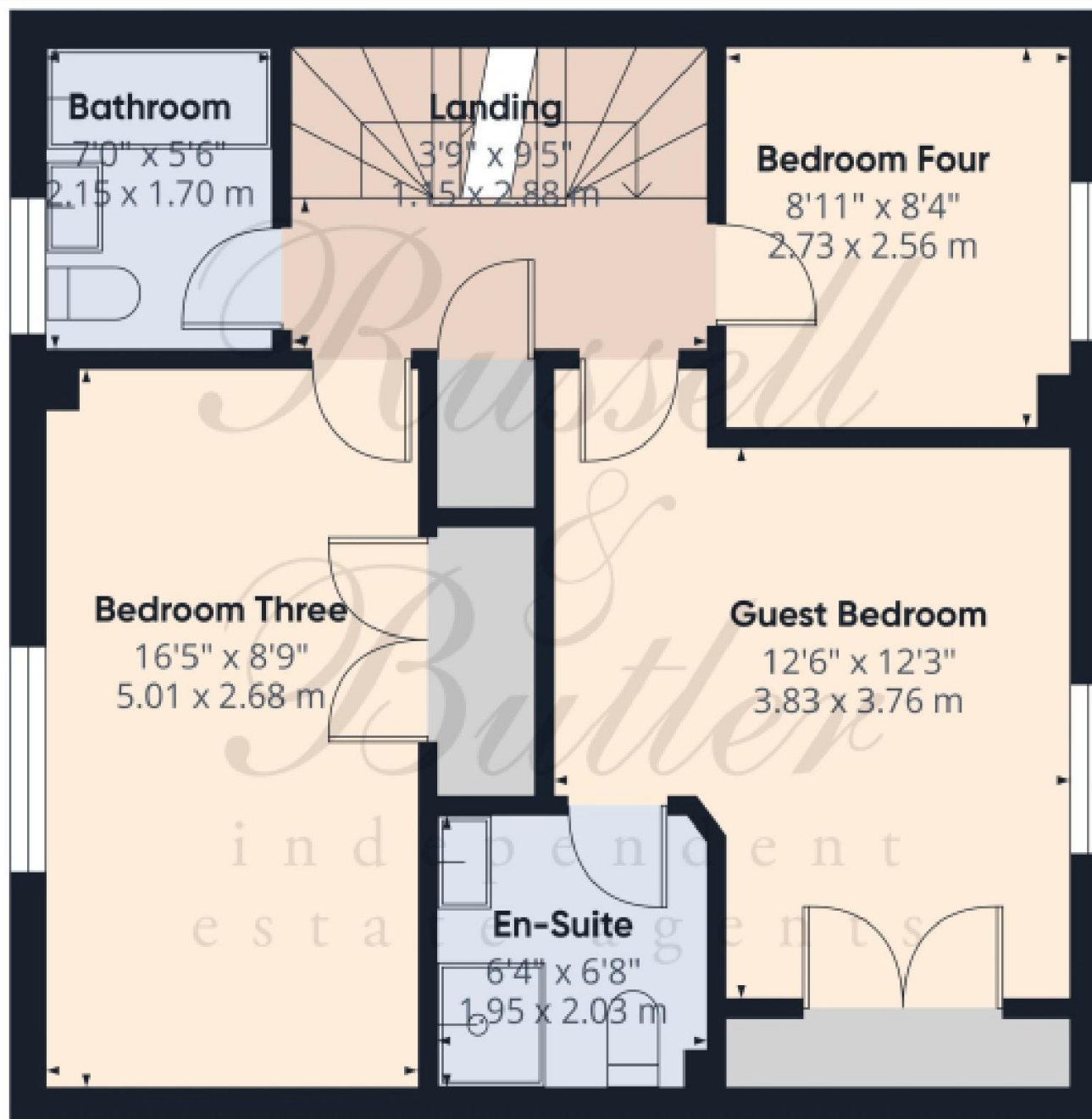
(*) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GBR/PF/350



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

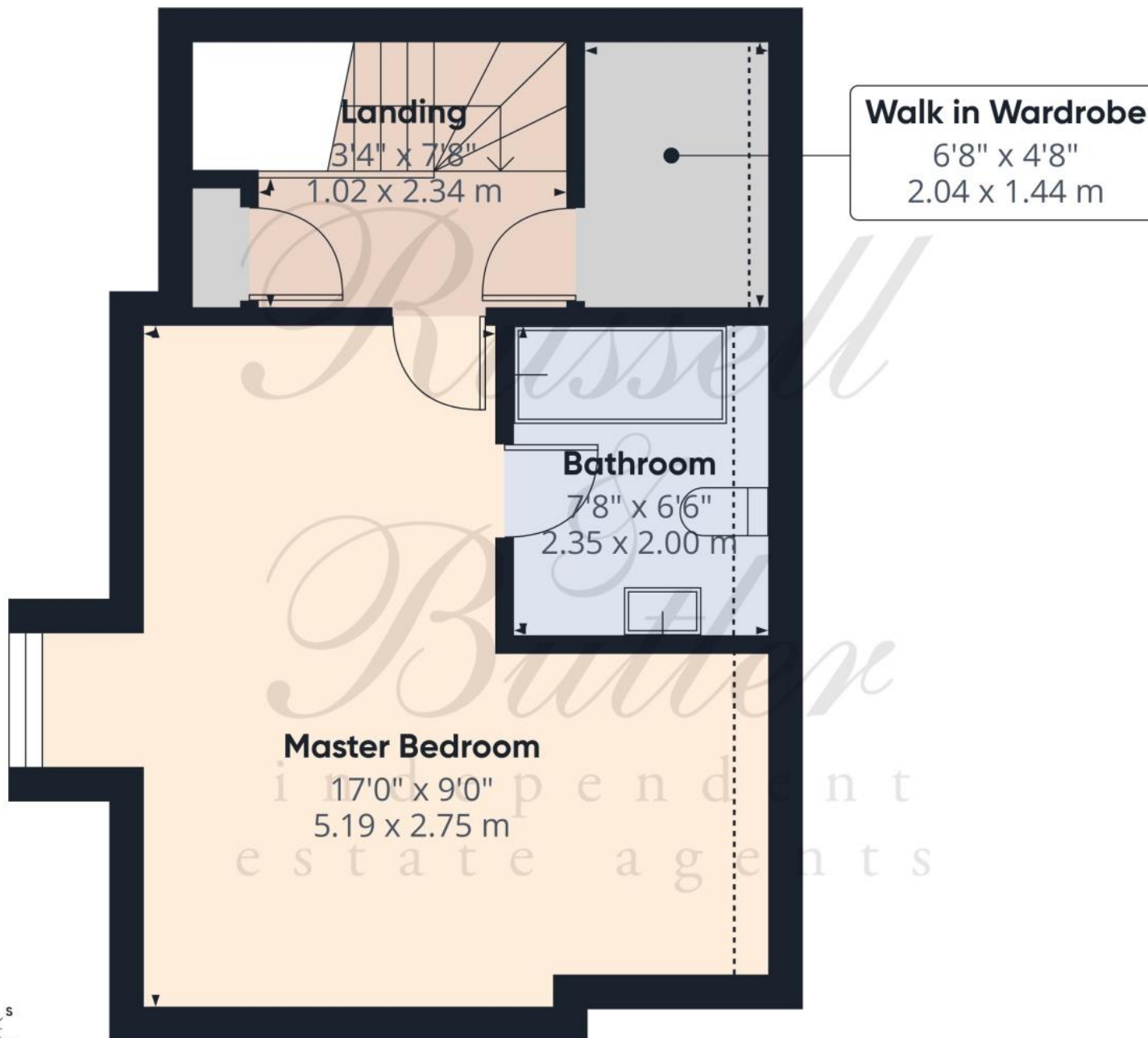
521 ft²

48.4 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.

GRAFFI 350



Approximate total area⁽¹⁾

334 ft²

31 m²

Reduced headroom

16 ft²

1.5 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.

GIRAFFE360



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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