

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# Beamish Way, Winslow, MK18 3EU

## Asking Price £625,000 Freehold

Offered for sale with no onward chain this spacious five bedroom detached family home positioned on a corner plot, which benefits further from a detached double width garage and established, southwest facing rear gardens and being within walking distance to Winslow town and the amenities. Accommodation in brief: entrance hallway, ground floor cloakroom, office, dual aspect sitting room with patio doors out to the rear garden, dining room and a light and bright kitchen/breakfast room. The first-floor landing leads to the master bedroom with built in wardrobes and en-suite bathroom, four further bedrooms and the family bathroom with white suite. There is a driveway for several vehicles to the front and leads to the detached double width garage with electric roller door. The rear gardens are south/west facing and are laid mainly to lawn with well stocked flower beds and a large patio. EPC rating D. Council tax band E. No onward chain.



### **Entrance**

Upvc double glazed door to entrance hall.

### **Entrance Hall**

Coving to ceiling, stairs rising to first floor, warm air vent, under stairs storage cupboard.

### **Cloakroom**

Suite of low level wc, corner wash hand basin, ceramic tiling to splash areas, Upvc double glazed window to front aspect, warm air vent.

### **Sitting Room**

*20' 11" X 11' 0" (6.39m X 3.37m)*

Dual aspect sitting room with Upvc double glazed window to front aspect, Upvc double glazed sliding doors to patio and rear garden, three warm air vents, feature fireplace with fire as fitted.

### **Dining Room**

*12' 9" X 9' 4" (3.90m X 2.86m)*

Upvc double glazed window to rear aspect, warm air vent, coving to ceiling.

### **Study**

*8' 5" X 7' 8" (2.59m X 2.35m)*

Upvc double glazed window to front aspect, warm air vent.

### **Kitchen**

*16' 1" X 10' 4" (4.91m X 3.15m)*

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, integrated dishwasher, integrated double electric oven, hob and extractor over, space and plumbing for washing machine, built in tumble dryer, Upvc double glazed window overlooking the garden, Upvc double glazed door to side aspect, inset downlighters, ceramic tiling to splash areas, cupboard housing 'Johnson & Starley' warm air vent boiler (refitted 4 Years ago)

### **First Floor Landing**

Access to part boarded loft space with ladder, double width airing cupboard.

### **Bedroom One**

*14' 7" X 11' 3" (4.45m X 3.43m)*

Upvc double glazed window to front aspect, two warm air vents, range of built in wardrobes with hanging rail and shelving as fitted, door to en-suite.

### **En-Suite**

*6' 7" X 5' 10" (2.01m X 1.80m)*

Suite of panel bath with mixer tap, separate shower over, glazed screen, low flush wc, pedestal wash hand basin, full and half height ceramic tiling to walls, Upvc double glazed window to front aspect, warm air vent.

### **Bedroom Two**

*10' 6" X 9' 8" (3.22m X 2.95m)*

Upvc double glazed window to rear aspect, warm air vent, built in double width wardrobe.

### **Bedroom Three**

*11' 3" X 7' 7" (3.44m X 2.32m)*

Upvc double glazed window to rear aspect, warm air vent.

### **Bedroom Four**

*11' 5" X 7' 8" (3.49m X 2.34m)*

Upvc double glazed window to front aspect, warm air vent, built in double width wardrobe.

### **Bedroom Five**

*9' 8" X 7' 4" (2.96m X 2.25m)*

Upvc double glazed window to rear aspect, warm air vent, built in wardrobe.

### **Family Bathroom**

*6' 6" X 5' 5" (2.00m X 1.66m)*

White suite of panel bath with separate shower over, low level wc, with concealed cistern wash hand basin, housed in vanity unit, ceramic tiling to walls, Upvc double glazed window to rear aspect, chrome ladder heater/towel rail.

### **Front Aspect**

Driveway providing off road parking for several vehicles leads to the property and detached double width garage, established planting, part enclosed by retaining wall, gated access to rear garden.

### **Rear Garden**

The rear garden is southwest facing with large, paved patio, laid mainly to lawn with well stocked and established flower beds and borders, outside tap, further paved area to side with gated access to the front.

### **Double width Garage**

*16' 11" X 16' 4" (5.16m X 4.99m)*

Detached double width garage with electric roller door, light and power connected, eaves strange space, Upvc personal door to front aspect.

### **Please Note**

EPC Rating: D Council Tax Band E

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Johnson & Starley warm air vent boiler.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultra-fast broadband available. Offering highest speeds of 1000Mbps 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 would 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 Clare on 01280 815999 or 07772 159555.





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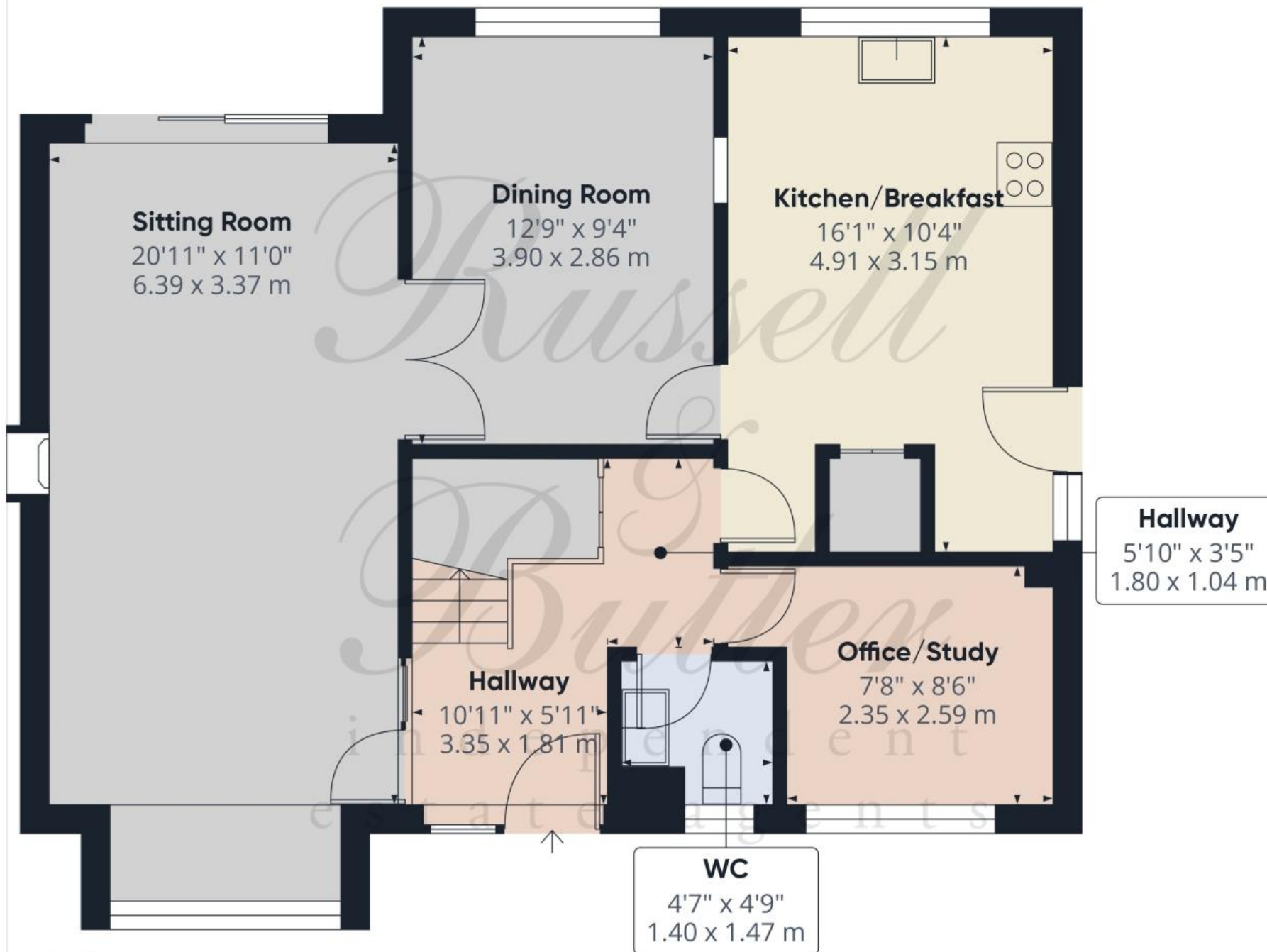






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Approximate total area<sup>(1)</sup>

729 ft<sup>2</sup>

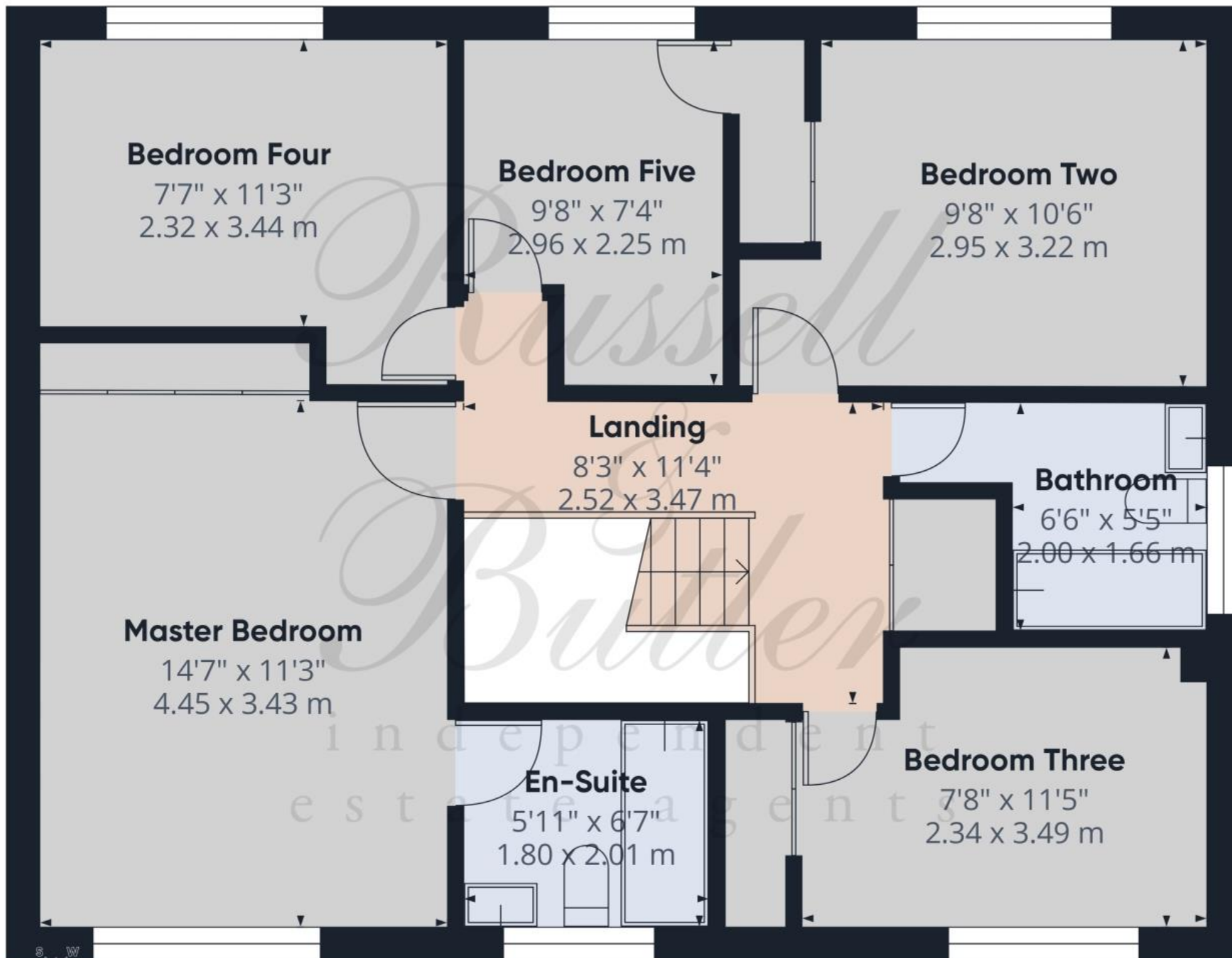
67.8 m<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>

720 ft<sup>2</sup>  
66.7 m<sup>2</sup>

(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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