

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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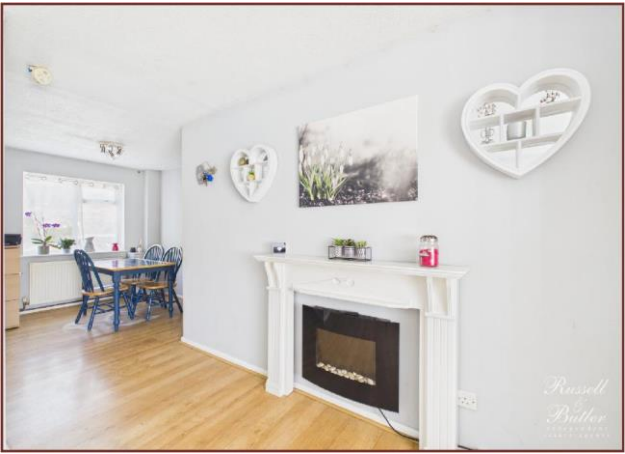


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# Greenway Walk, Buckingham, MK18 7BG

## Asking Price £309,995 Freehold

Located on the popular Linden Village development a 3 bedroom semi detached home offered for sale with garage. The property is within close walking distance to Buckingham Town and all the amenities and is within catchment for Bourton Meadow Academy, Buckingham Secondary and the Royal Latin Grammar Schools. The accommodation in brief, hallway, lounge/diner, kitchen, on the first floor, landing two double bedrooms and a third single, all bedrooms benefit from built in wardrobes and the family bathroom. There are gardens to the front and rear and a single garage with parking to the rear of the property. Council tax band C. EPC rating C.



### **Entrance**

Upvc double glazed entrance door to entrance hall.

### **Entrance Hall**

Stairs rising to first floor.

### **Lounge/Dinner**

#### **Lounge Area**

*13' 5" X 12' 9" (4.10m X 3.91m)*

Upvc double glazed window to front aspect, radiator, wood laminate flooring.

#### **Dining Area**

*10' 9" X 7' 6" (3.28m X 2.30m)*

Large under stair storage cupboard, wood laminate flooring, Upvc double glazed window to rear aspect.

#### **Kitchen**

*10' 3" X 8' 1" (3.14m X 2.47m)*

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, space for fridge freezer, space and plumbing for washing machine, built in oven with four ring gas hob over, Upvc double glazed window and door to rear aspect.

#### **First Floor Landing**

Access to loft space, linen cupboard.

#### **Bedroom One**

*11' 7" X 9' 3" (3.55m X 2.84m)*

Upvc double glazed window to front aspect, radiator, built in wardrobes.

#### **Bedroom Two**

*9' 2" X 8' 7" (2.81m X 2.64m)*

Upvc double glazed window to rear aspect, radiator, built in wardrobes.

#### **Bedroom Three**

*8' 0" X 6' 8" (2.45m X 2.05m)*

Upvc double glazed window to front aspect, radiator, built in wardrobes.

#### **Family Bathroom**

*6' 8" X 6' 3" (2.05m X 1.91m)*

Suite of panel bath, pedestal wash hand basin, low level wc, radiator, ceramic tiling to splash areas, Upvc double glazed window to rear aspect.

### **Front Garden**

Open plan front garden, laid mainly to lawn, pathway leading to property entrance, side access to rear garden.

### **Rear Garden**

Block paved patio, laid mainly to lawn, enclosed by panel fencing.

### **Garage**

*16' 8" X 8' 0" (5.09m X 2.46m)*

Located to the rear of the property with up and over door, parking space to front of garage.

### **Please Note**

EPC Rating: C

Council Tax: C

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas.

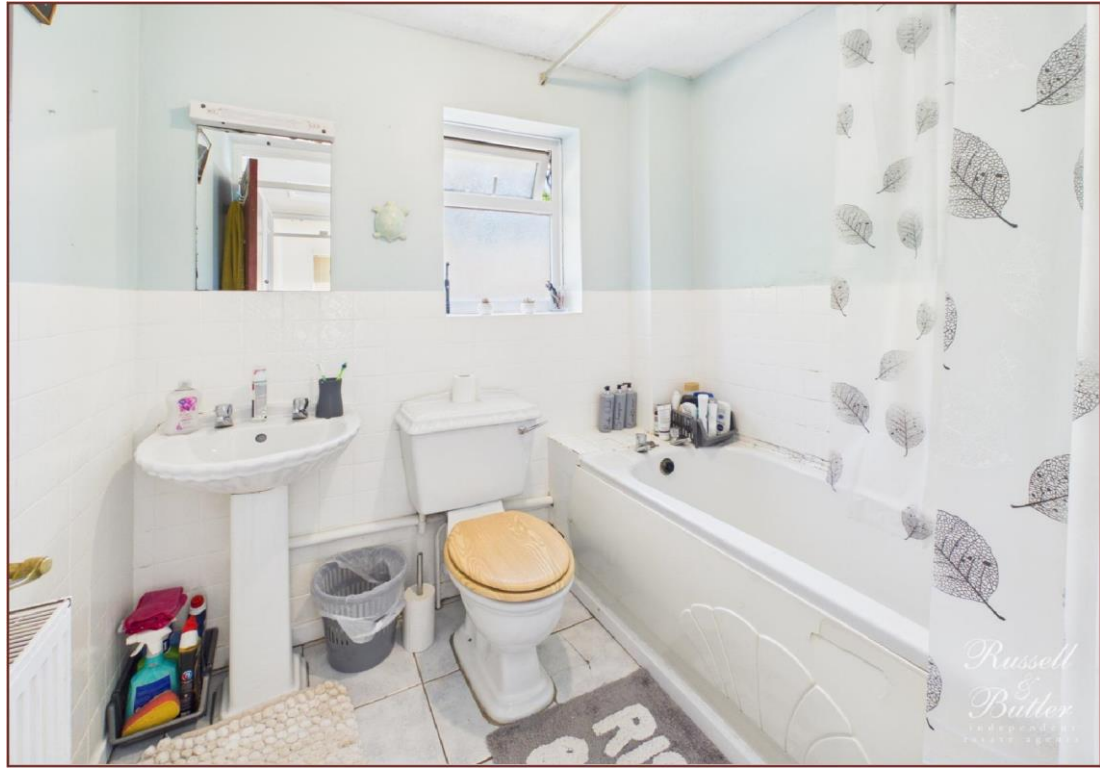
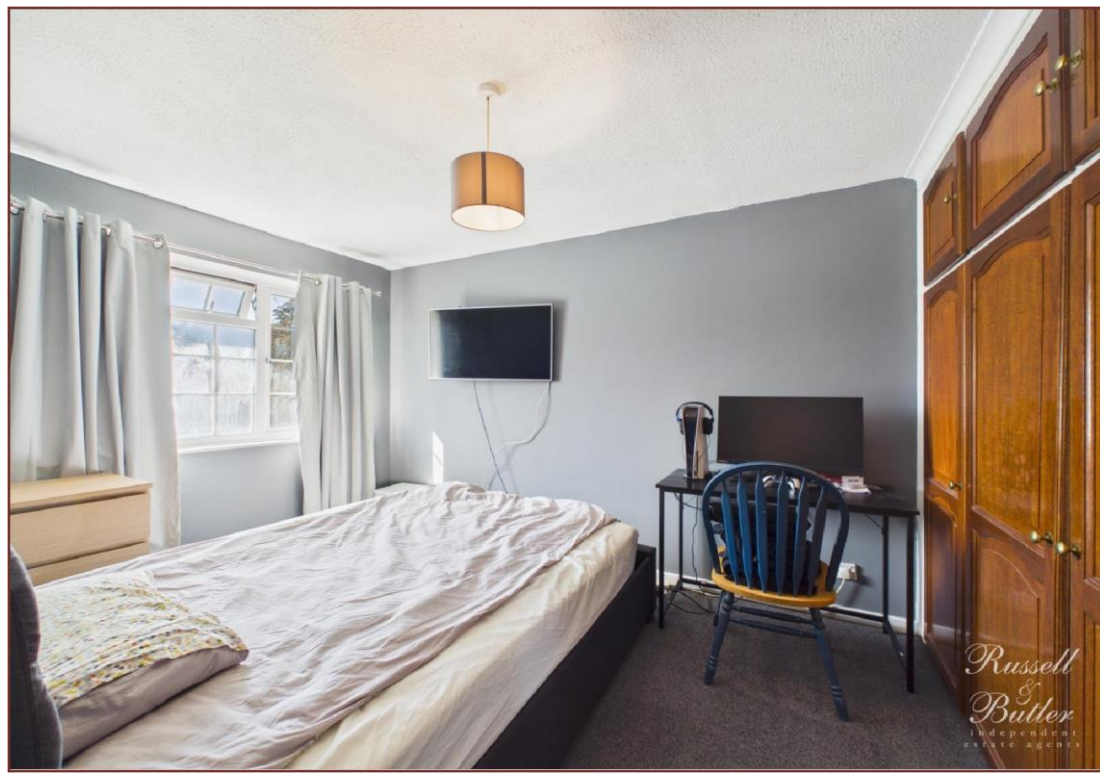
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Parking in front of the garage.

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

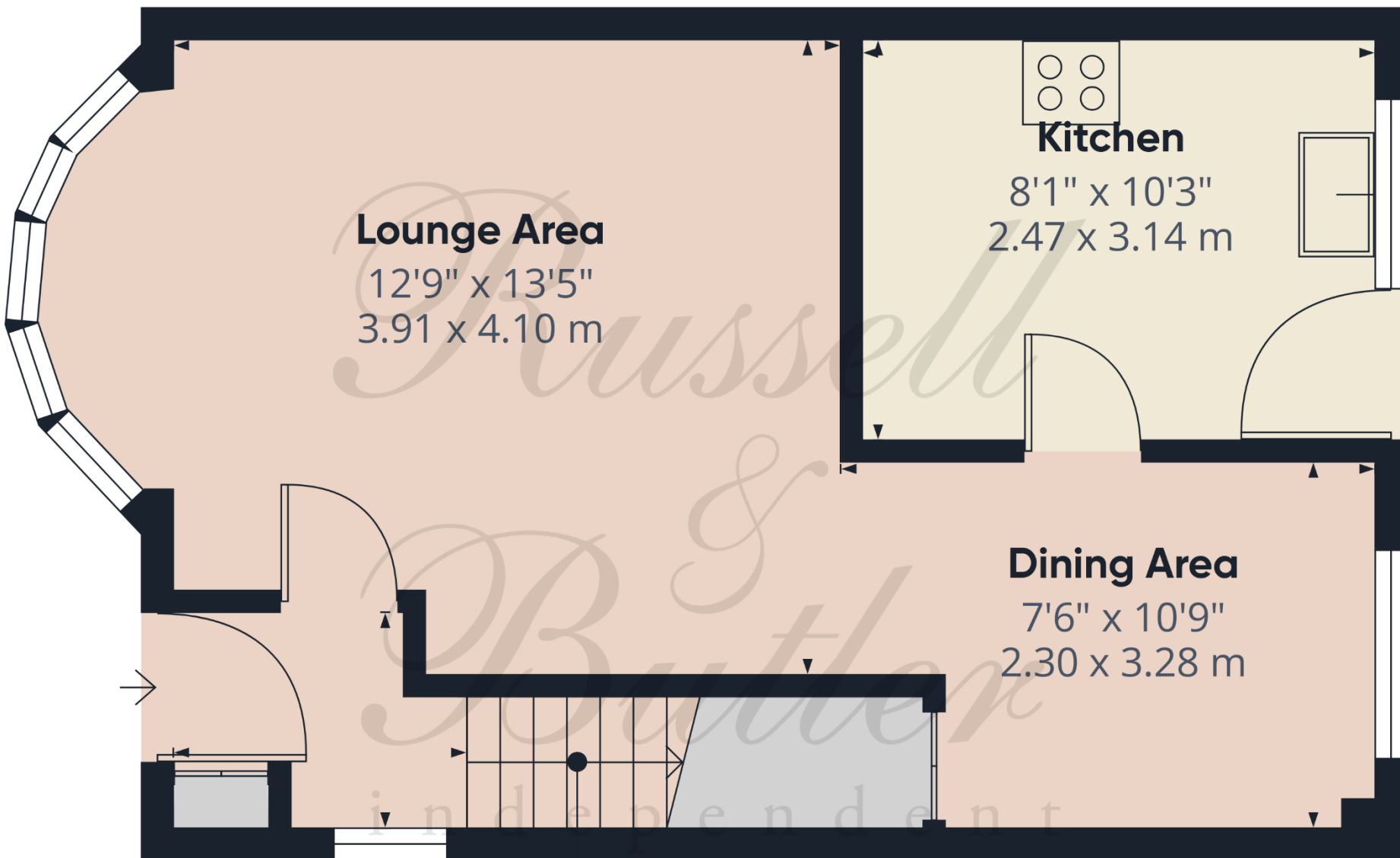
### **Mortgage Advice**

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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**Lounge Area**  
12'9" x 13'5"  
3.91 x 4.10 m

**Kitchen**  
8'1" x 10'3"  
2.47 x 3.14 m

**Dining Area**  
7'6" x 10'9"  
2.30 x 3.28 m

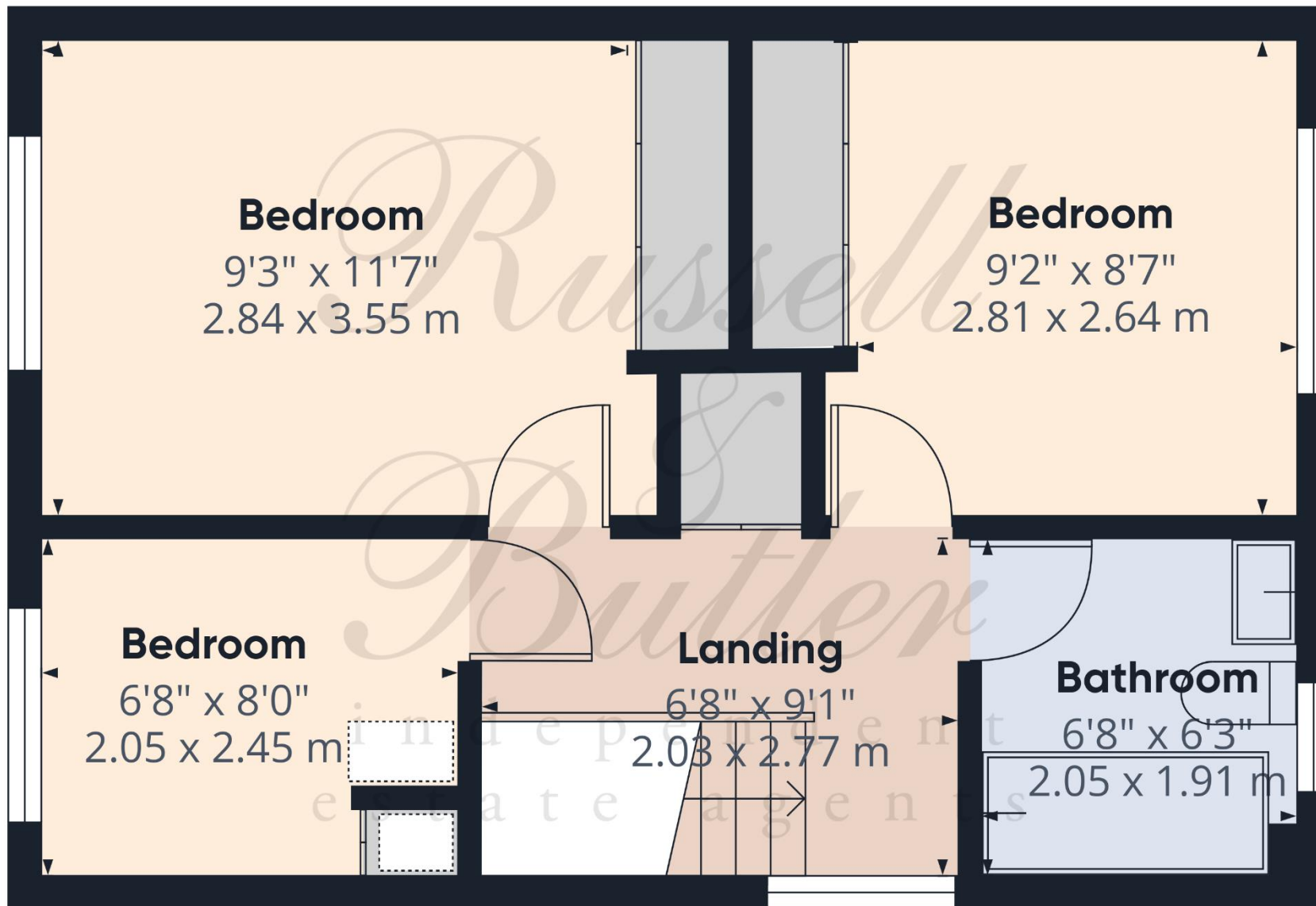
**Hallway**  
4'6" x 5'10"  
1.37 x 1.78 m

Approximate total area<sup>(1)</sup>  
395 ft<sup>2</sup>  
36.7 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.





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

363 ft<sup>2</sup>

33.6 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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