

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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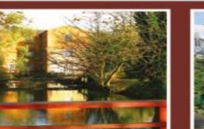
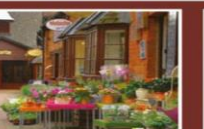


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Waine Close, Buckingham, MK18 1FG

Asking Price £475,000 Freehold

A deceptively spacious four bedroom three storey town house situated in a quiet mews setting offered with: Gas to radiator central heating, refitted kitchen, refitted bathroom and en-suites, large sun room, garage and attractive landscaped rear garden. The accommodation comprises on the ground floor: Entrance hall, cloakroom, kitchen/dining room, sitting room, study & sun room. On the first floor: Landing, guest bedroom with en-suite shower room, bedrooms three, four & family bathroom. On the second floor: Landing with large walk in storage cupboard & master bedroom with en-suite shower room. Outside: There is allocated parking, a garage in a block and a landscaped rear garden. NO ONWARD CHAIN. Council Tax Band E. Energy rating C.



Entrance

Double glazed entrance door to:

Entrance Hall

Under stairs storage cupboard, under stairs drawers, stairs rising to first floor, radiator, Hardwood flooring.

Cloakroom

White suite of pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, extractor fan, radiator, Hardwood flooring.

Sitting Room

14' 7" X 13' 5" (4.45m X 4.10m)

Two radiators, gas fire, inset downlighting, Hardwood flooring, Bi folding doors to sun room.

Study

8' 8" X 8' 2" (2.66m X 2.49m)

Double radiator, Hardwood flooring, Bi folding doors to sun room.

Sun Room

21' 5" X 8' 4" (6.53m X 2.56m)

Double radiator, Hardwood flooring, two sets of Upvc double glazed French patio doors to rear garden.

Kitchen/Dining Room

16' 7" X 10' 1" (5.06m X 3.08m)

Refitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, work surfaces over, ceramic tiled splash areas, gas hob with extractor canopy over, split level electric oven and microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, Upvc double glazed window to front aspect, inset downlighting, radiator, cupboard housing "Weissmann" gas fired boiler supplying both central heating and domestic hot water.

First Floor Landing

Stairs rising to second floor, airing cupboard housing hot water tank.

Guest Bedroom

12' 4" X 11' 9" (3.77m Max x 3.60m Max)

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

En-Suite

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic half tiling to all walls, radiator, extractor fan.

Bedroom Three

16' 9" X 8' 10" (5.12m X 2.70m)

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

Bedroom Four

8' 10" X 8' 4" (2.70m X 2.55m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

7' 7" X 5' 5" (2.33m X 1.67m)

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic half tiling to all walls, radiator, Upvc double glazed window to front aspect, extractor fan.

Second Floor Landing

Two large walk in storage cupboards, fitted shelving.

Master Bedroom

14' 3" X 9' 5" (4.35m to front of wardrobes x 2.88m to front of wardrobes)

Fitted wardrobes, large walk in fitted wardrobes, Upvc double glazed Box bay window to front aspect.

En-Suite

7' 4" X 5' 6" (2.25m X 1.70m)

White suite of panel bath with centre mixer tap, wash hand basin with drawers under, low flush wc, full ceramic tiling to all walls, extractor fan, Upvc double glazed window to rear aspect, ladder towel radiator.

Front Garden

Open plan laid to shingle, flower and shrub beds, path to entrance, allocated parking space to front.

Rear Garden

Attractive landscaped rear garden with large raised paved patio, steps down to lower levels, laid in parts to shingle with flower and shrub beds, fully enclosed by brick wall and timber fencing.

Garage

To the rear in a block with up and over door.

Please Note

EPC Rating: C.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas 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: Allocated parking space to front.

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



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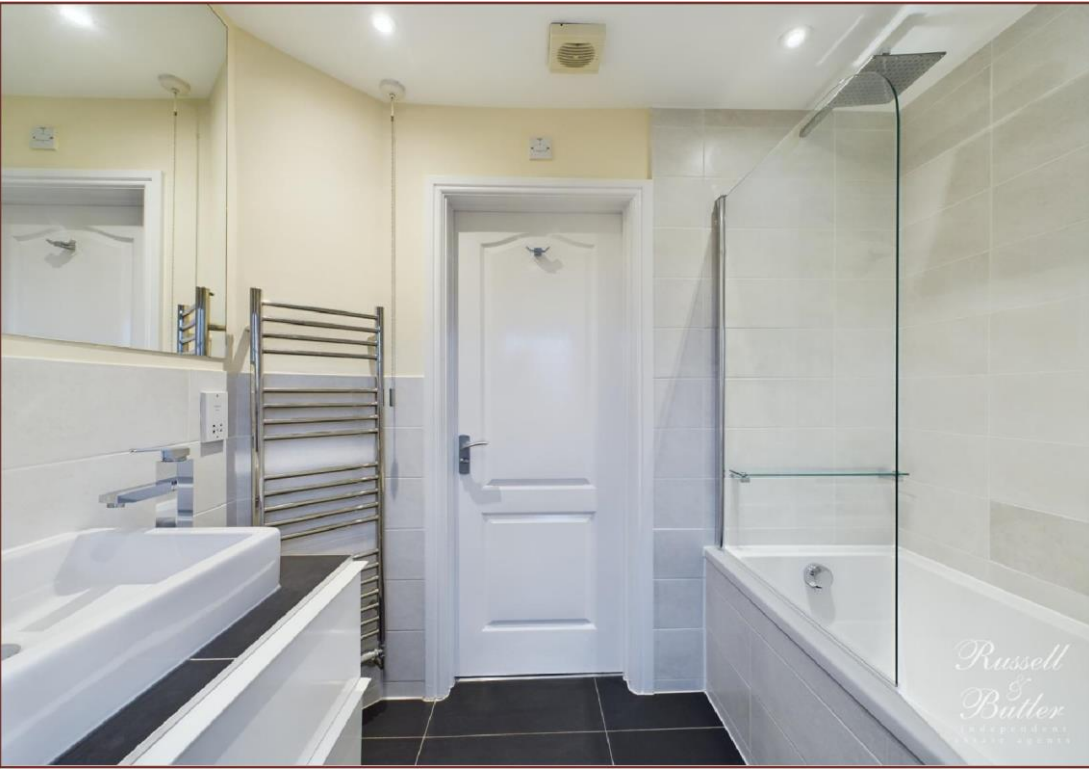
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Approximate total area⁽¹⁾

714 ft²

66.3 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.

GIRAFFE360

Bathroom
5'5" x 6'7"
1.67 x 2.03 m



Bedroom Four
8'4" x 8'10"
2.55 x 2.70 m

Landing

Guest Bedroom
11'9" x 12'4"
3.60 x 3.77 m

Bedroom Three
8'10" x 16'9"
2.70 x 5.12 m

En-Suite
6'4" x 6'0"
1.93 x 1.84 m

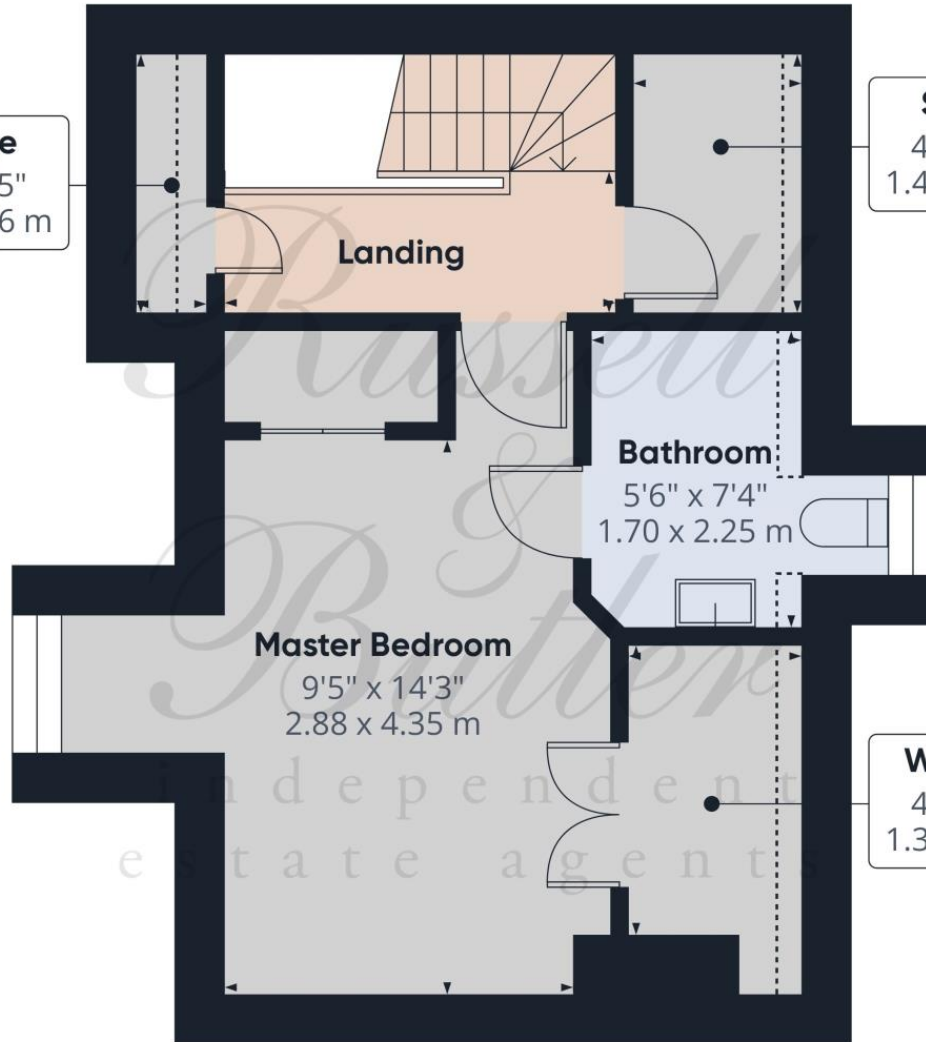
Approximate total area⁽¹⁾
508 ft²
47.3 m²

(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.

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Storage
2'3" x 6'5"
0.71 x 1.96 m



Storage
4'7" x 6'7"
1.40 x 2.02 m

Master Bedroom
9'5" x 14'3"
2.88 x 4.35 m

Bathroom
5'6" x 7'4"
1.70 x 2.25 m

Wardrobe
4'4" x 7'5"
1.33 x 2.27 m

Floor 2

Approximate total area⁽¹⁾
334 ft²
31.1 m²

Reduced headroom
17 ft²
1.6 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.

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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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