Russell & Butler
independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
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t: 01280 815999 e: sales@russellandbutler.com



Mare Leys, Buckingham, MK18 7AX

Asking Price £360,000.00 Freehold

An immaculately presented three bedroom semi-detached family home, situated on the popular Linden Village development within walking distance of the Royal Latin Grammar School & within walking distance to the town centre, Bourton Park & other local schools. The property benefits from a large conservatory, modern fitted kitchen/diner, single garage & gas central heating. The accommodation comprises: Entrance porch providing access to accommodation & internal door to garage, kitchen/diner with utility cupboard, conservatory with French doors to the rear garden & sitting room. To the first floor; two double bedrooms benefiting from built in wardrobes, further single bedroom & family bathroom. To the front of the property there is a good size driveway, single garage & side access to the fully enclosed rear garden. Freehold. EPC TBC/Council Tax Band C.









Entrance Porch
Upvc double glazed door leading to porch.

Entrance Porch
Tiled floor, providing access to accommodation and integral access to garage, Upvc double glazed door to:

Kitchen/Breakfast Room
15' 9" X 9' 7" (4.81m X 2.93m)
Open plan kitchen/diner with re-fitted kitchen, fitted to comprise integrated single drainer sink unit with mono bloc mixer tap, cupboard under, further base, drawer and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, integrated fridge/freezer, space and plumbing for slimline dishwasher, under stairs utility cupboard with shelving, space and plumbing for washing machine, wood laminate flooring, meter cupboard, two Upvc double glazed windows, Upvc double glazed door to conservatory.

Conservatory
17' 9" X 8' 5" (5.43m X 2.58m)
One quarter brick built conservatory, radiator, tiled floor, Upvc double glazed window and French doors to rear garden, Upvc double glazed window leading to porch.

Sitting Room
15' 11" X 11' 4" (4.87m X 3.47m)
Electric fire, built in range of wall mounted shelving/storage units, radiator, large Upvc double glazed window to front aspect, wood laminate flooring.

First Floor Landing
Access to loft and first floor accommodation.

Bedroom One
11' 5" X 8' 11" (3.49m X 2.73m)
Built in double wardrobe with dual level hanging rails, radiator, Upvc double glazed window to front aspect.

Bedroom Two
9' 11" X 8' 10" (3.04m X 2.70m)
Built in double wardrobe with hanging rail and shelving, further built in storage cupboard, radiator, Upvc double glazed window to rear aspect.

Bedroom Three
8' 9" X 6' 9" (2.68m X 2.06m)
Radiator, Upvc double glazed window to front aspect.

Shower Room
Re-fitted to comprise double width walk in shower, vanity wash basin with cupboard under, heated towel rail, fully tiled, Upvc double glazed window to rear aspect, extractor fan.

Front Garden
Laid mainly to lawn, block paved driveway, side gate access.

Rear Garden
Fully enclosed and laid mainly to lawn, paved patio seating area, side gate access.

Garage
16' 9" X 8' 1" (5.11m X 2.48m)
Single garage with up and over door, power and light connected, side door to porch.

Please Note
EPC Rating: TBC
Council Tax Band: C

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains.
Heating: Gas to radiator central heating and domestic hot water.

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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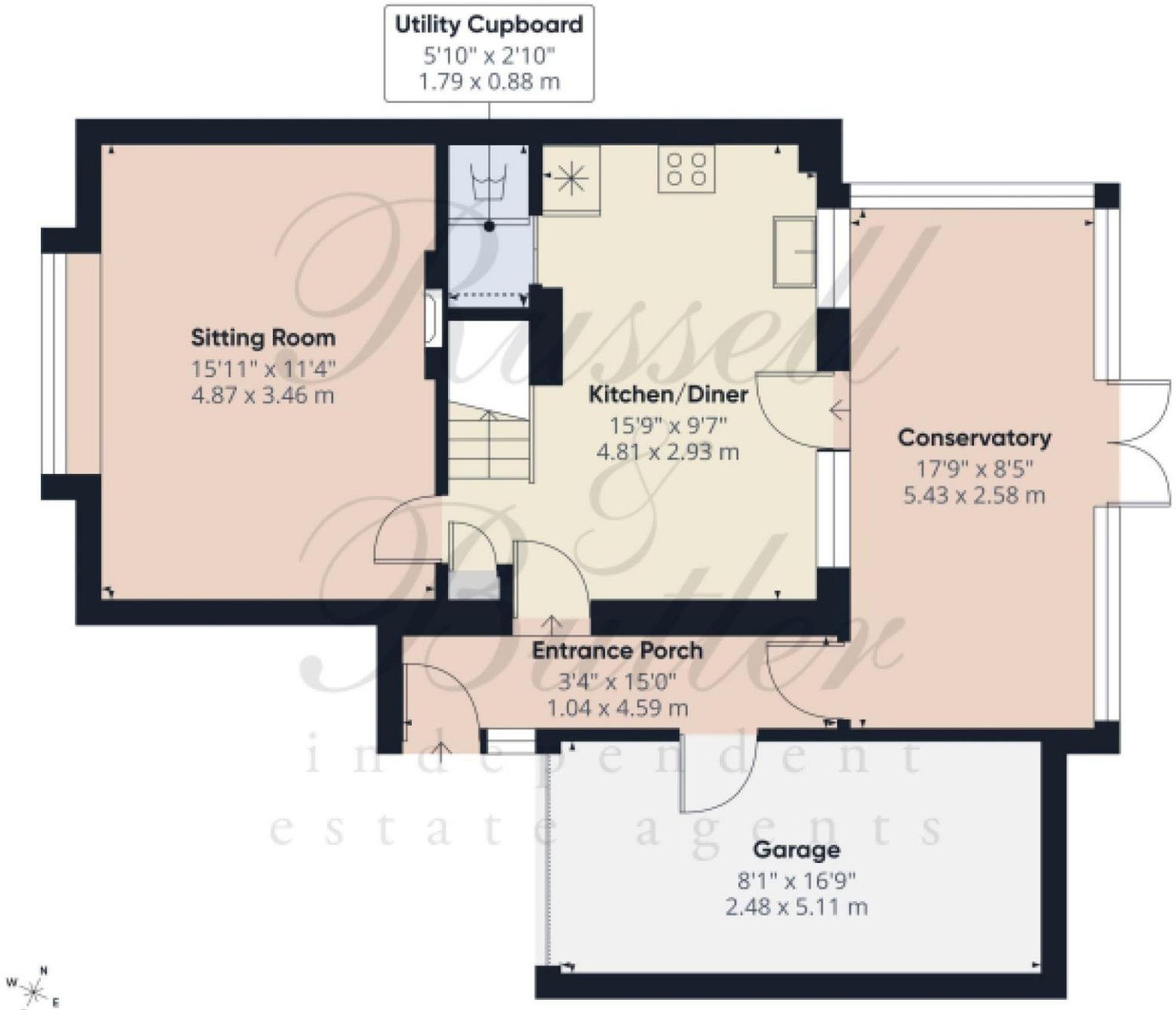

Floor 0

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Approximate total area(1)

732 ft²

68 m²

Reduced headroom

1 ft²

0.1 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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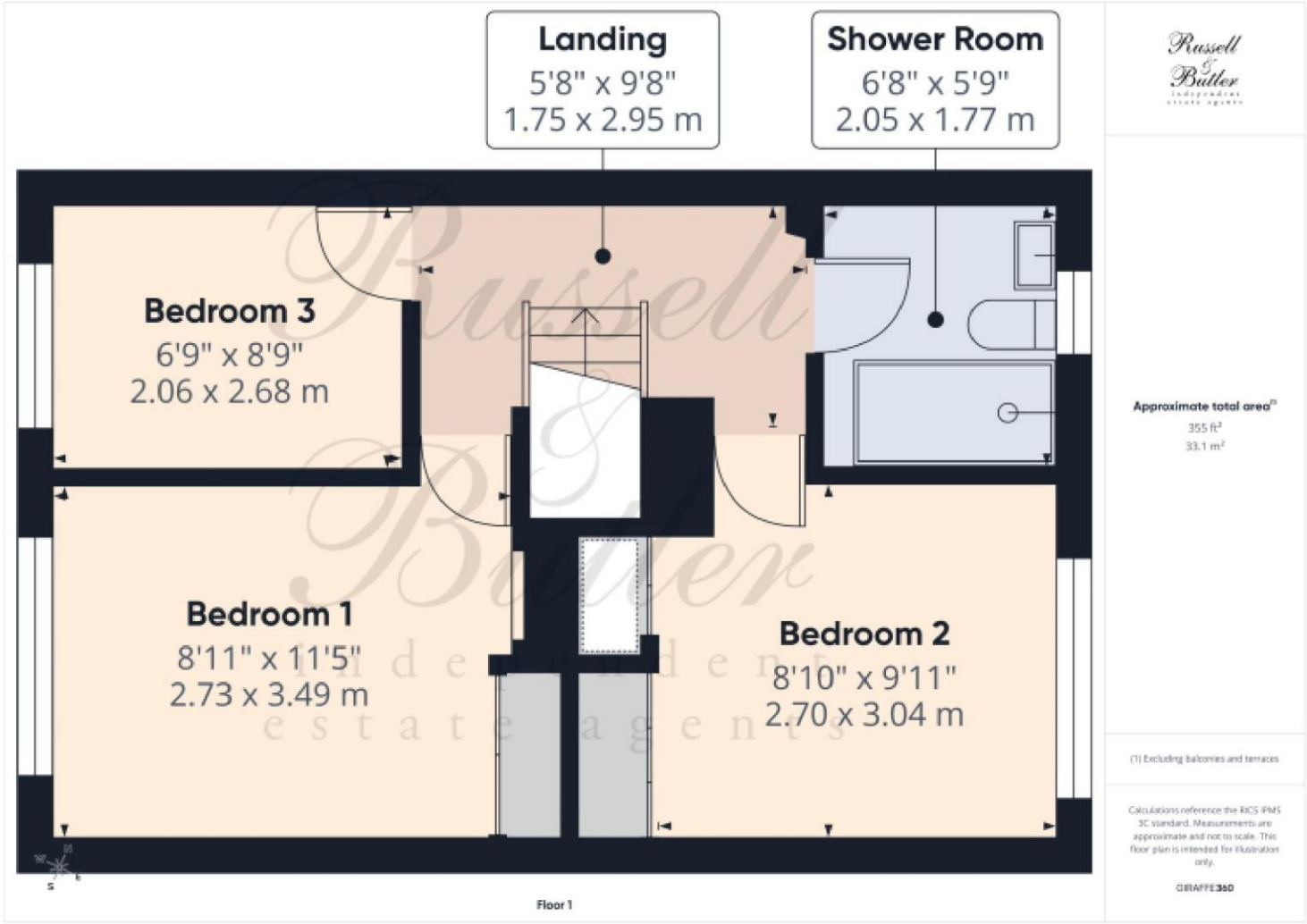

All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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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