

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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High Street, Nash, MK17 0EP
Asking Price £625,000 Freehold

A beautifully presented four double bedroom detached family home, ideally situated within a highly desirable village setting with views across open countryside to the rear. This spacious and versatile home offers well-proportioned accommodation throughout, perfectly suited to modern family living. The property benefits from four double bedrooms, bright & welcoming reception spaces. A particular feature of the property is the substantial rear garden, which provides an exceptional outdoor environment. Thoughtfully landscaped, the garden boasts established flower beds, mature planting, and a variety of seating & entertaining areas ideal for family gatherings. The accommodation comprises: Entrance Hall, downstairs cloakroom, sitting room with log burner, kitchen/dining/breakfast room, separate utility room & office. To the upstairs four double bedrooms & modern family bathroom, generous sized garden to the front, single garage & driveway parking. Expansive rear garden with raised wooden decked seating area, large lawn space & views over the open countryside. EPC Rating D/Council Tax Band F.



Entrance

Wooden door to:

Entrance Hall

Radiator, wooden parquet flooring, stairs rising to first floor.

Cloakroom

White suite of wash basin, low level wc, wood panelling, tiled floor, radiator, Upvc double glazed window to side aspect.

Sitting Room

16' 6" X 12' 2" (5.05m X 3.73m)

Fireplace with log burner, wooden surround, wood parquet floor, two radiators, Upvc double glazed sliding door to rear.

Dining Area

12' 2" X 8' 10" (3.71m X 2.71m)

Tiled floor, radiator, wood panelling, Upvc French doors to rear garden.

Office

8' 1" X 7' 9" (2.48m X 2.37m)

Karndean flooring, electric panel heater, Upvc double glazed window to front aspect.

Kitchen/Breakfast Room

13' 1" X 10' 1" (4.01m X 3.08m)

Re-fitted to comprise inset single drainer sink with mono bloc mixer tap, cupboard under, further range of base, drawer and eyelevel units, solid wood work tops, ceramic tiling to splash areas, Richmond range cooker with 5 zone induction hob, extractor hood over, integrated dishwasher, pantry cupboard with shelving, spice racks and power connected, tiled floor, Upvc double glazed window to front aspect, Upvc double glazed door to side aspect, open to dining area.

Utility Room

11' 9" X 8' 11" (3.60m X 2.74m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, further range of base and eyelevel units, straight edge work tops with undercounter lighting, integrated freezer, space and plumbing for washing machine and tumble dryer.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank, shelving, Upvc double glazed window to side aspect.

Bedroom One

12' 5" X 12' 1" (3.81m X 3.70m)

Fitted wardrobes, radiator, Upvc double glazed window to rear aspect.

Bedroom Two

13' 7" X 10' 2" (4.16m X 3.10m)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Three

13' 7" X 8' 2" (4.16m X 2.49m)

Radiator, wood flooring, Upvc double glazed window to front aspect.

Bedroom Four

12' 0" X 7' 3" (3.66m X 2.21m)

Fitted shelving, radiator, Upvc double glazed window to front aspect.

Family Bathroom

Suite comprising wood panel bath with shower over, wash hand basin with counter top, cupboard under, low level wc, heated towel rail, laminate flooring, Upvc double glazed window to side aspect.

Rear Garden

In excess of 130ft, laid mainly to lawn with multiple well stocked and mature flower and shrub beds, established hedges and mature trees, raised decked entertaining area providing an elevated view overlooking the rear garden, stone shingle seating area enclosed by wooden sleepers, shed, side access & rear access door to the garage.

Garage

19' 1" X 9' 2" (5.82m X 2.80m)

Single garage with up and over door, power and light connected, personal rear access door, cupboard housing boiler.

Please Note

Council Tax Band F

EPC Rating D

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Oil fired boiler supplying both domestic hot water and radiator central heating.

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

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

Mortgage Advice

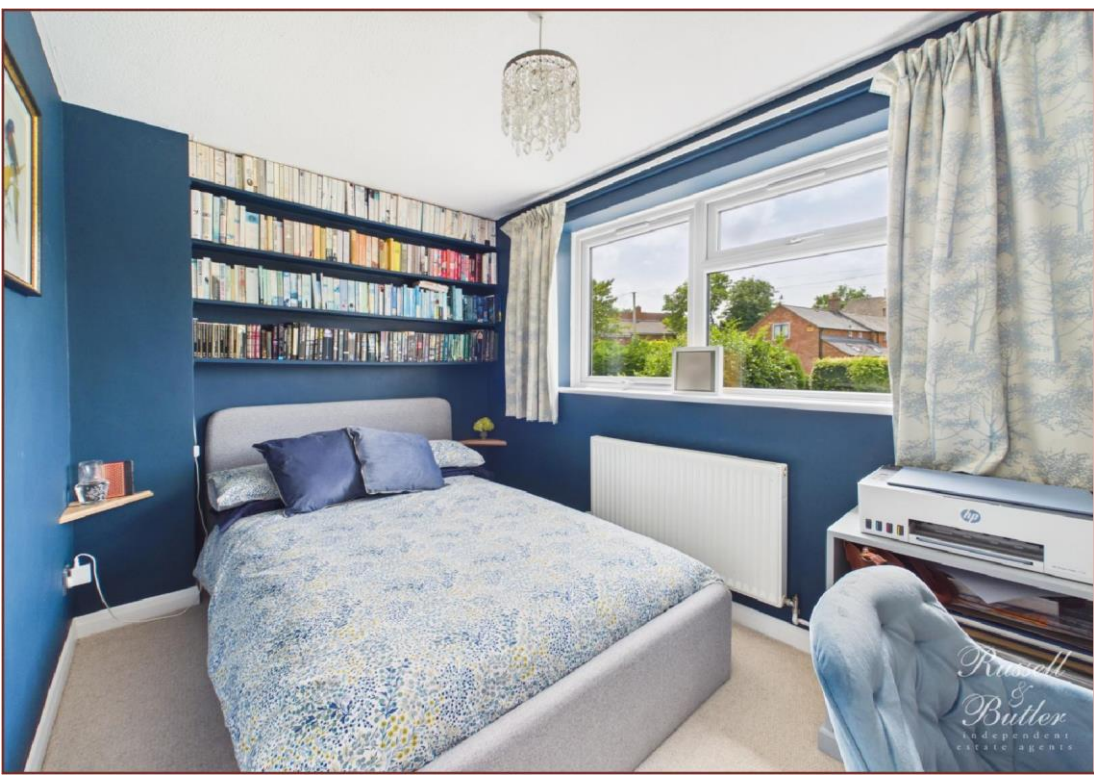
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.

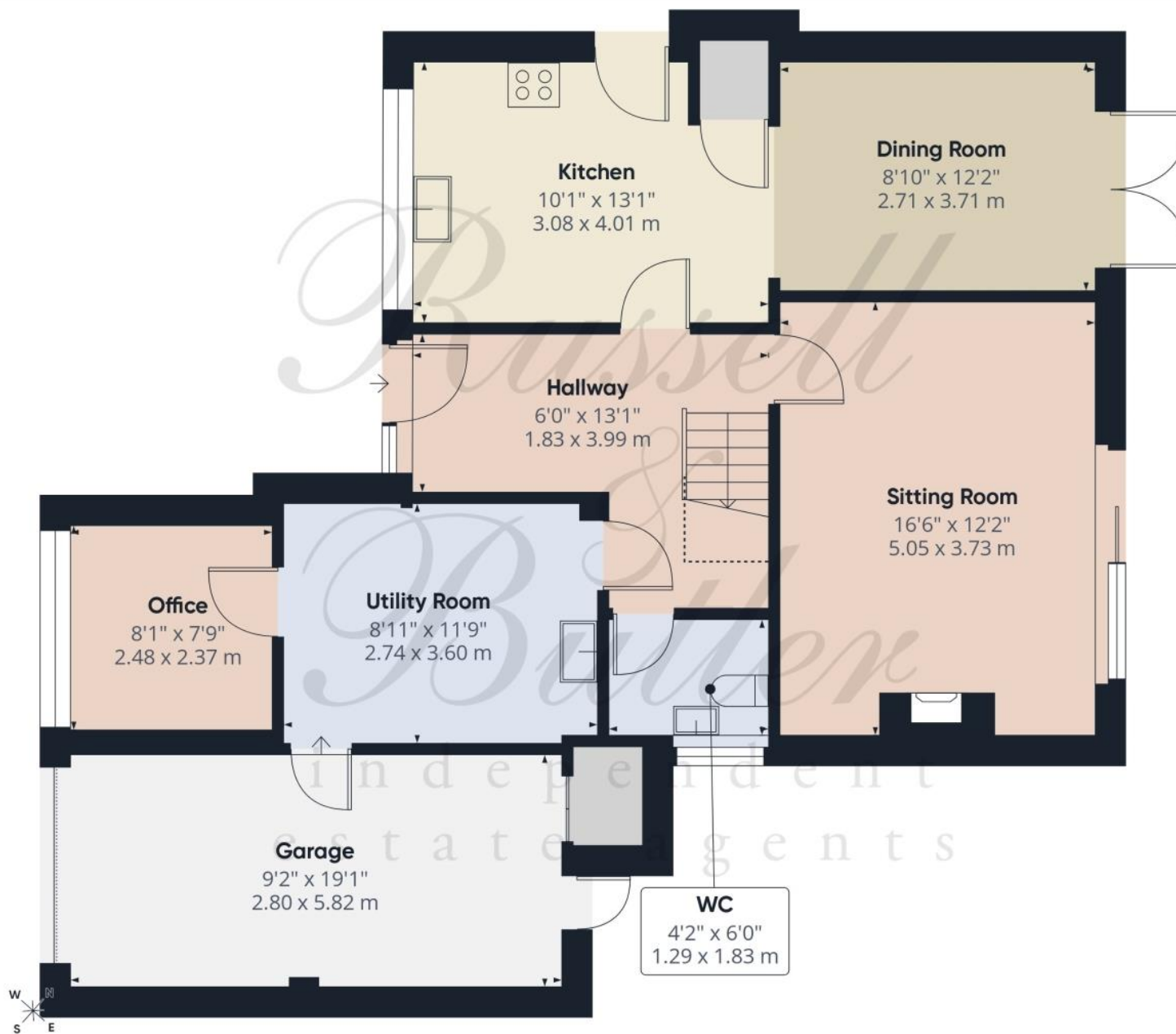




*Russell
& Butler*
INDEPENDENT
Estate Agents







Floor 0

Approximate total area⁽¹⁾

952 ft²

88.4 m²

Reduced headroom

9 ft²

0.8 m²

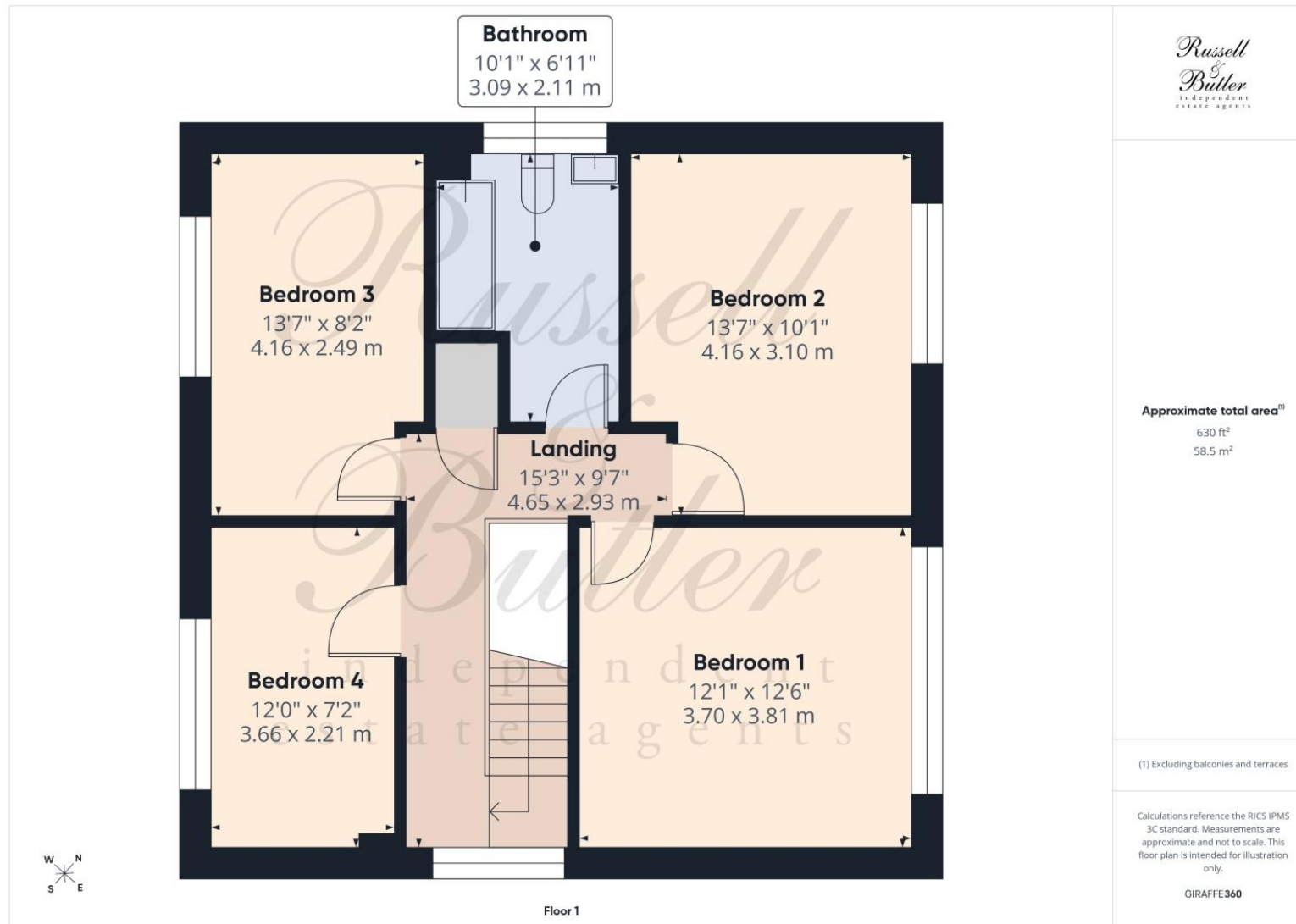
(1) Excluding balconies and terraces

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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