

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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Church Close, Maids Moreton, MK18 1QG

Asking Price £465,000.00 Freehold

A lovely extended three bedroom semi detached home in the desirable village of Maids Moreton with fabulous countryside views to the rear and overlooking a pleasant green. The accommodation comprises: spacious entrance hall, ground floor shower room, sitting room with wood burning stove, dining room open through to the kitchen breakfast room with fabulous views and French doors out onto the patio. On the first floor; landing, two double bedrooms to the rear enjoying the views, third single bedroom and shower room. Outside the rear gardens over looking the fields and are landscaped to include patio areas and a garden studio with bi fold doors, water, light and power connected. To the front elevation there is a gravel driveway for three vehicles. The property benefits further from Upvc double glazing, gas to radiator central heating and no onward chain. Council tax band D. EPC rating D.



Entrance

Replacement composite door to entrance hall.

Entrance Hall

Cloaks hanging space, stairs rising to first floor, radiator.

Ground Floor Shower Room

White suite of shower cubicle with shower as fitted, low level wc, wash hand basin with mixer tap, cupboard under, Upvc double glazed window to front aspect, chrome ladder towel rail.

Family Room/Office

10' 7" X 10' 2" (3.25m X 3.11m)

Upvc double glazed window to front aspect overlooking a green, cupboard housing gas fired boiler supplying both domestic hot water and gas to radiator central heating, radiator.

Sitting Room

14' 2" X 11' 11" (4.32m X 3.64m)

Feature fireplace with wood burning stove, coving to ceiling, two radiators, part glazed double doors to kitchen/breakfast room.

Dining Room

11' 10" X 9' 11" (3.62m X 3.03m)

Open through to kitchen/breakfast room, porcelain tiled floor.

Kitchen/Breakfast Room

23' 5" X 8' 9" (7.15m X 2.68m)

Fitted to comprise inset one and and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall/drawer & base units, work tops over, co-ordinating upstands, integrated dishwasher, integrated washing machine, integrated fridge freezer, built in electric oven and grill, induction hob with filter hood over, integrated tumble dryer, radiator, porcelain tiled floor, Upvc double glazed door to side, Upvc double glazed window to rear aspect enjoying views to garden & countryside views, two Velux windows, Upvc double glazed French doors to patio and rear garden.

First Floor Landing

Upvc double glazed window to front aspect, access to loft space.

Bedroom One

13' 2" X 10' 11" (4.03m X 3.33m)

Upvc double glazed window to rear aspect with country side views, radiator.

Bedroom Two

11' 10" X 10' 10" (3.62m X 3.31m)

Upvc double glazed window to rear aspect with fabulous country side views, storage cupboard, radiator.

Bedroom Three

10' 4" X 7' 1" (3.15m X 2.16m)

Upvc double glazed window to front aspect, radiator.

Shower Room

6' 0" X 5' 8" (1.85m X 1.73m)

Walk in double width shower cubicle with shower as fitted, glazed screen, low level wc, pedestal wash hand basin, chrome ladder towel rail, full height ceramic tiling to walls, ceramic tiled floor, Upvc double glazed window to side aspect.

Front Garden

Gravelled driveway for several vehicles, gated side access to rear garden.

Rear Garden

Laid mainly to lawn with paved patio, steps leading down to lawn, garden studio with further patio with open post fencing enjoying country side views, outside tap, outside light.

Garden Studio

15' 2" X 8' 10" (4.64m X 2.71m)

Inset sink unit with cupboard under/storage cupboard, Upvc double glazed Bi fold doors opening onto the patio and enjoying country side views, power and light connected.

Please Note

EPC Rating: D.

Council Tax Band: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

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

BROADBAND/MOBILE COVERAGE: Standard and 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 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.

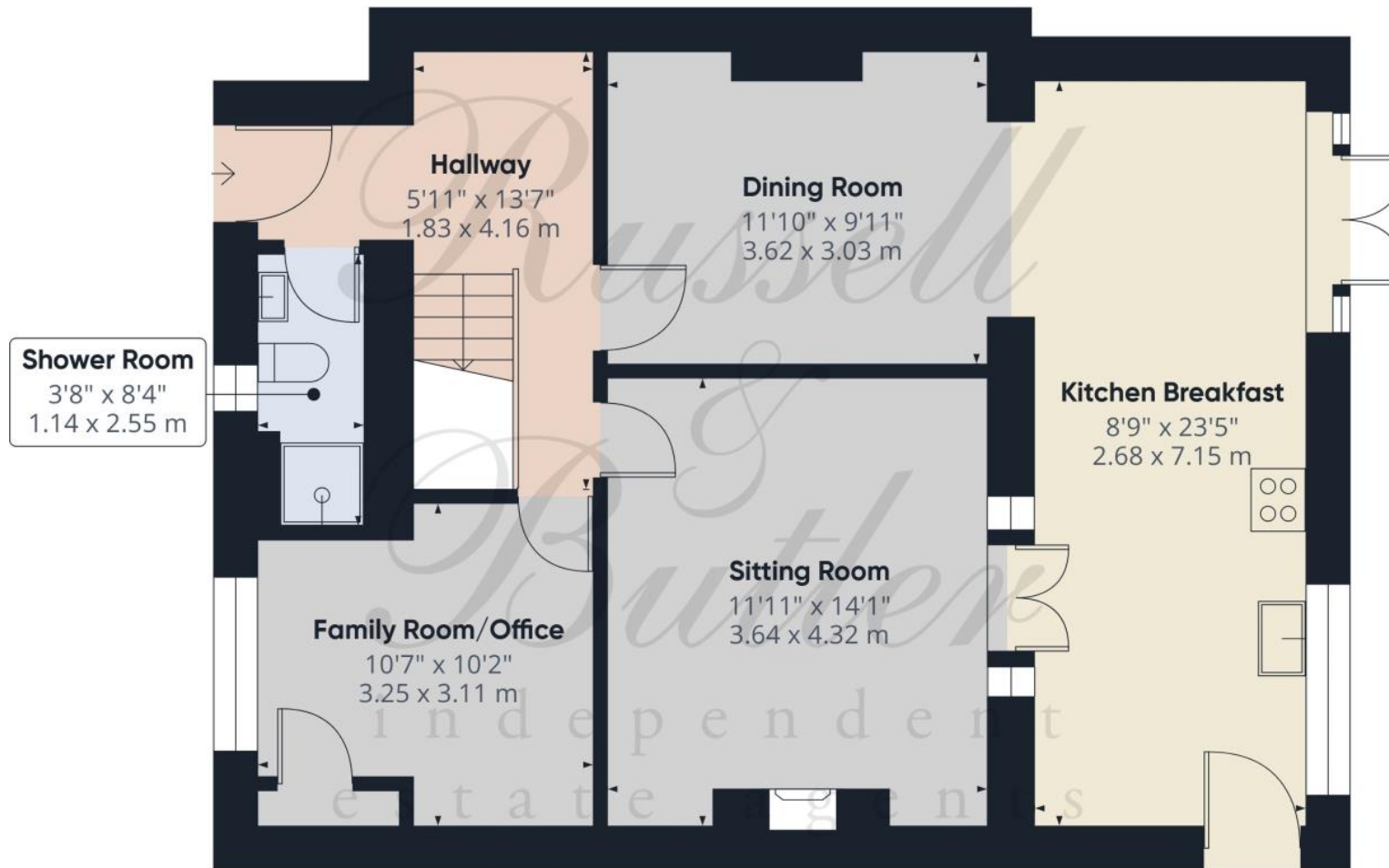




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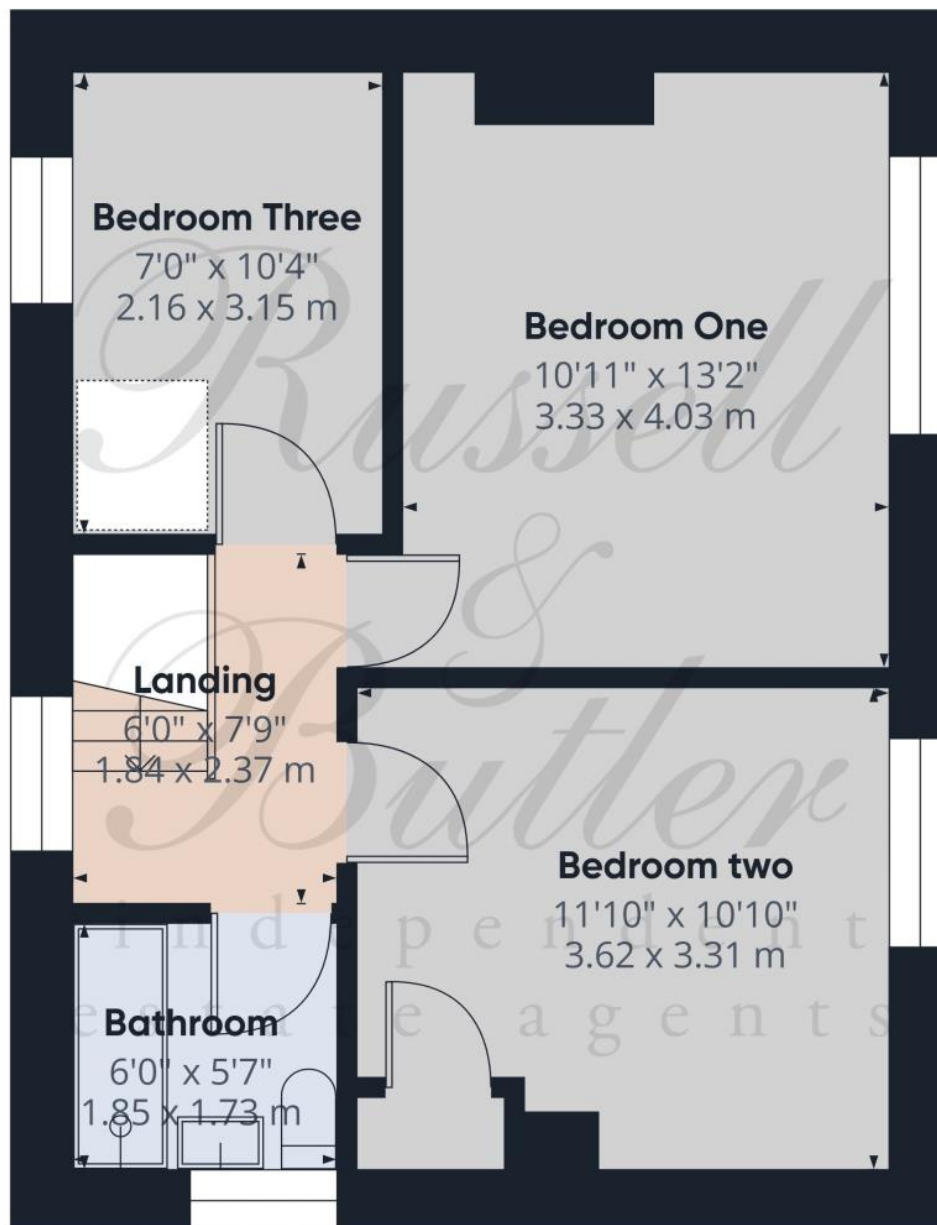


Approximate total area⁽¹⁾
727 ft²
67.5 m²

(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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Floor 1 Building 1

Approximate total area⁽¹⁾

396 ft²

37 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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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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