

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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&
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Aris Way, Buckingham, MK18 1FW
Offers Over £530,000 Freehold

A well presented four bedroom detached family home on the Mount Pleasant Development that benefits from a spacious conservatory addition, providing additional family living space with French doors leading out onto the garden. The property benefits further from being within catchment and walking distance to local schools including the Royal Latin Grammar School. The accommodation in brief: hallway, cloakroom, study, dining room, kitchen with integrated gas hob and electric oven and grill, open through to the utility area, sitting room with sliding doors leading out into the light and airy conservatory. The first floor landing leads to the master bedroom with built in wardrobes and en-suite shower room, guest bedroom also with built in wardrobes and an en-suite shower room, bedroom three with built in wardrobe, fourth bedroom and the family bathroom. Open plan gardens to the front and enclosed garden to the rear and double length garage. EPC Rating C. Council Tax Band: E.

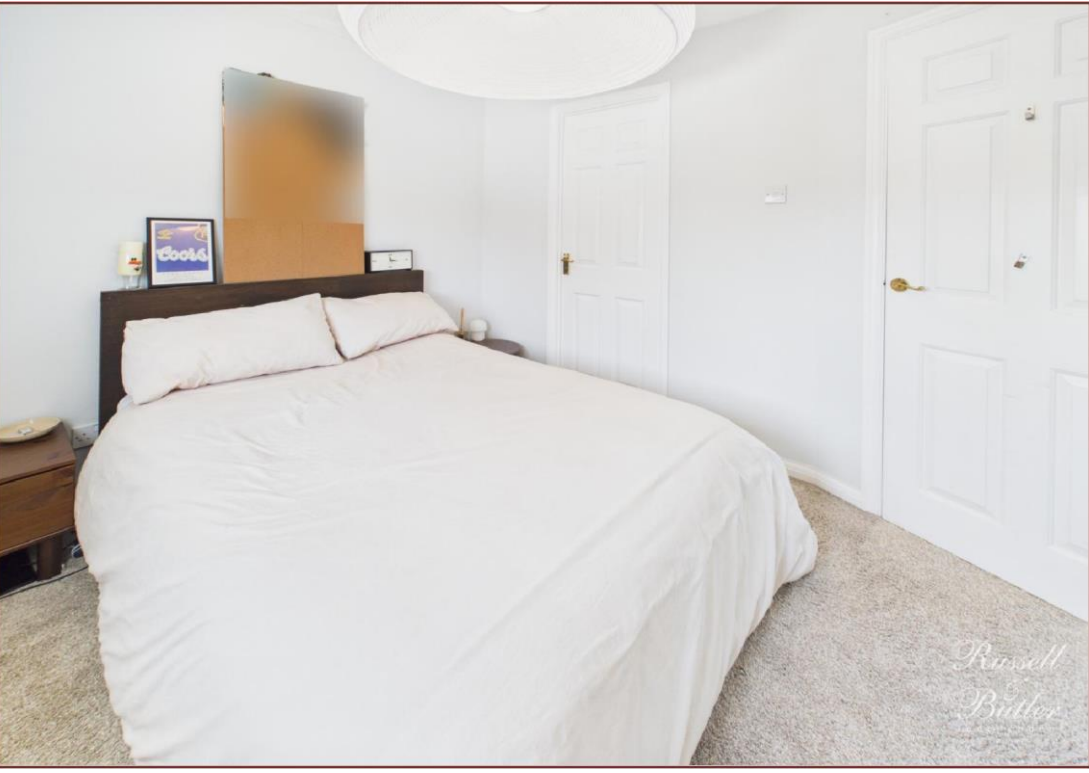
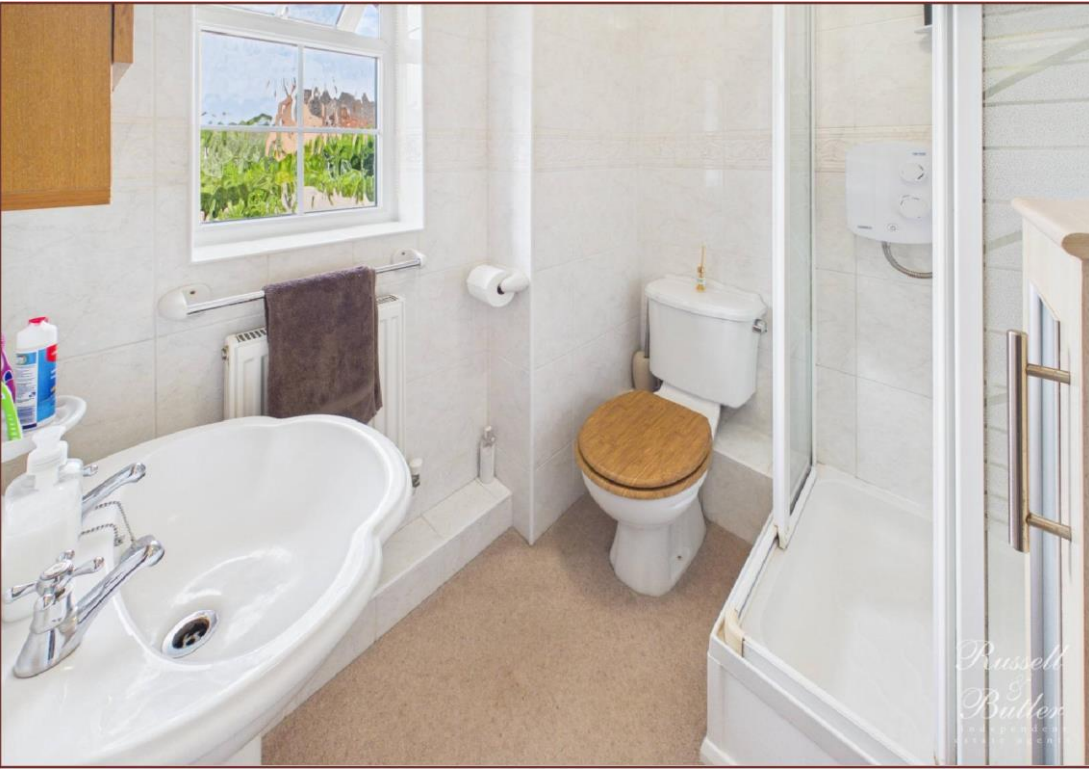


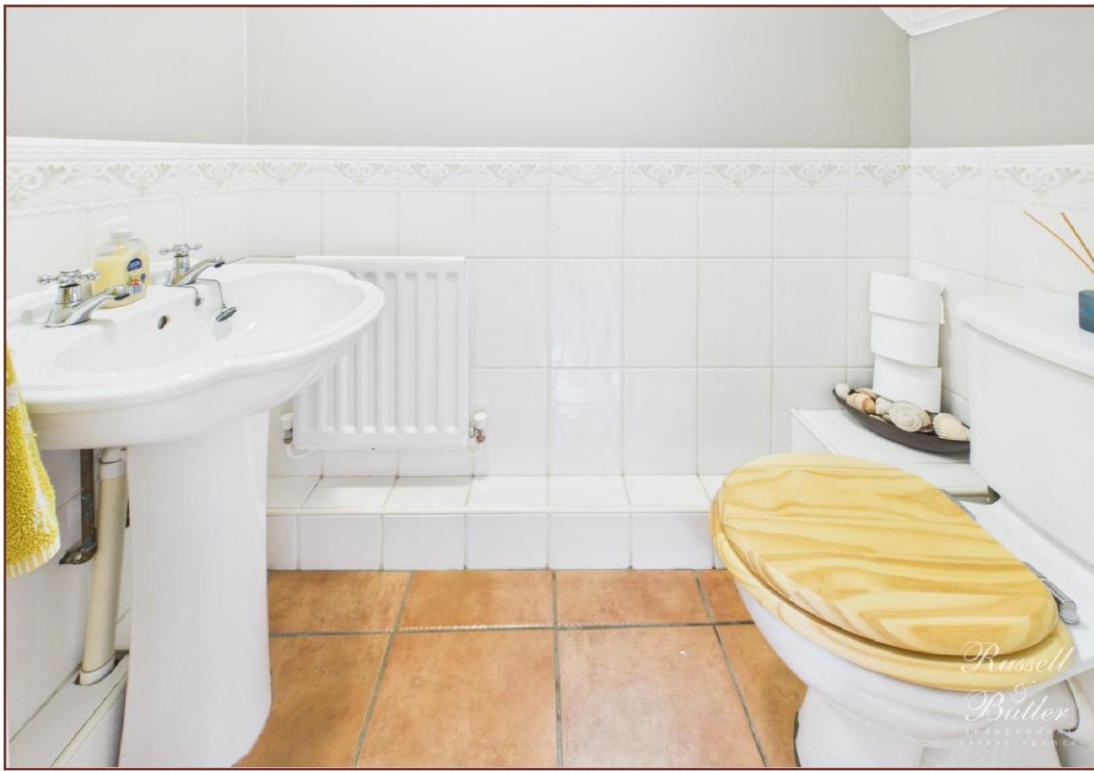
Entrance Part glazed door to:	
Entrance Hall providing access to accommodation, stairs rising to first floor, radiator, wood laminate flooring.	
Cloakroom White suite of low level W/C, pedestal wash hand basin, tiled flooring, radiator, extractor fan, half height ceramic tiling to walls.	
Kitchen <i>12' 0" X 7' 9" (3.68m X 2.38m)</i> Fitted to comprise inset single drainer sink unit with mono bloc mixer taps and cupboard under, a further range of wall, drawer and base units with work tops over, ceramic tiling to splash areas, integrated gas hob with filter hood over, built in electric oven and grill, space for tall fridge/freezer, space and plumbing for dishwasher, under stair storage cupboard, tiled flooring, UPVC double glazed window to front aspect, open through to:	
Utility Area <i>5' 2" X 7' 9" (1.60m X 2.38m)</i> Wall mounted gas fired boiler serving both domestic hot water and radiator central heating, tiled flooring, inset single drainer sink unit with cupboard under, work tops over, wall mounted storage cupboards, space and plumbing for washing machine, part glazed door to side access.	
Study/Office <i>8' 0" X 7' 7" (2.45m X 2.33m)</i> With Upvc double glazed window to front aspect, radiator, wood laminate flooring, coving to ceiling.	
Dining Room <i>8' 7" X 11' 3" (2.64m X 3.43m)</i> With UPVC double glazed French doors to the conservatory, coving to ceiling, radiator, wood laminate flooring, part glazed double doors to the sitting room.	
Sitting Room <i>18' 4" X 10' 2" (5.59m X 3.11m)</i> Feature fireplace with fire as fitted, coving to ceiling, two radiators, wood laminate flooring, central heating thermostat, UPVC double glazed sliding doors to the spacious conservatory.	
Conservatory <i>12' 2" X 22' 1" (3.72m X 6.74m)</i> UPVC double glazed with brick base conservatory, radiator, French doors leading out onto the rear garden, wood laminate flooring, two wall light points.	
First Floor Landing Access to boarded loft space with ladder and light, airing cupboard housing hot water tank.	
Bedroom One <i>11' 1" X 10' 3" (3.39m X 3.14m)</i> Benefiting from built in double width wardrobe with sliding doors, additional built in wardrobe, radiator, UPVC double glazed window to front aspect, door to;	
En-Suite <i>5' 2" X 5' 5" (1.60m X 1.66m)</i> White suite of fully tiled shower cubicle with shower as fitted, pedestal wash hand basin, low level W/C, full height ceramic tiling to walls, UPVC double glazed window to front aspect, radiator.	

Bedroom Two <i>8' 7" X 10' 10" (2.63m X 3.31m)</i> Built in double width wardrobe, radiator, UPVC double glazed window to rear aspect, door to:	
En-Suite <i>6' 5" X 4' 9" (1.96m X 1.47m)</i> White suite of fully tiled shower cubicle with shower as fitted, low level W/C, pedestal wash hand basin, full height ceramic tiling to all walls, extractor fan.	
Bedroom Three <i>8' 0" X 8' 2" (2.44m X 2.50m)</i> Built in double width wardrobe, radiator, UPVC double glazed window to rear aspect.	
Bedroom Four <i>9' 10" X 6' 8" (3.00m X 2.05m)</i> Radiator, UPVC double glazed window to front aspect.	
Family Bathroom <i>8' 3" X 5' 0" (2.54m X 1.53m)</i> White suite of panel bath with telephone mixer taps, pedestal wash hand basin, low level W/C, UPVC double glazed window to side aspect, radiator, full height ceramic tiling to walls.	
Front Garden Open plan front garden, laid mainly to lawn with establish hedging, driveway providing access to the garage and parking for several vehicles, gated access to rear garden.	
Garage <i>31' 9" X 8' 6" (9.69m X 2.61m)</i> Double length detached garage with up and over door, eaves storage space, light and power connected, personal door to rear garden.	
Rear Garden Fully enclosed rear garden which is laid mainly to lawn with established flower and shrub beds and borders, large paved patio, covered BBQ area, water feature, covered hot tub area, side paved patio seating area with gated access to the front, outside lighting and power points.	
Please Note EPC Rating: C. Council Tax Band: E	
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, Superfast and Ultrafast 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: Double width garage, driveway and on street.	
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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Floor 0 Building 1

Approximate total area⁽¹⁾

782 ft²
72.6 m²

Reduced headroom

1 ft²
0.1 m²

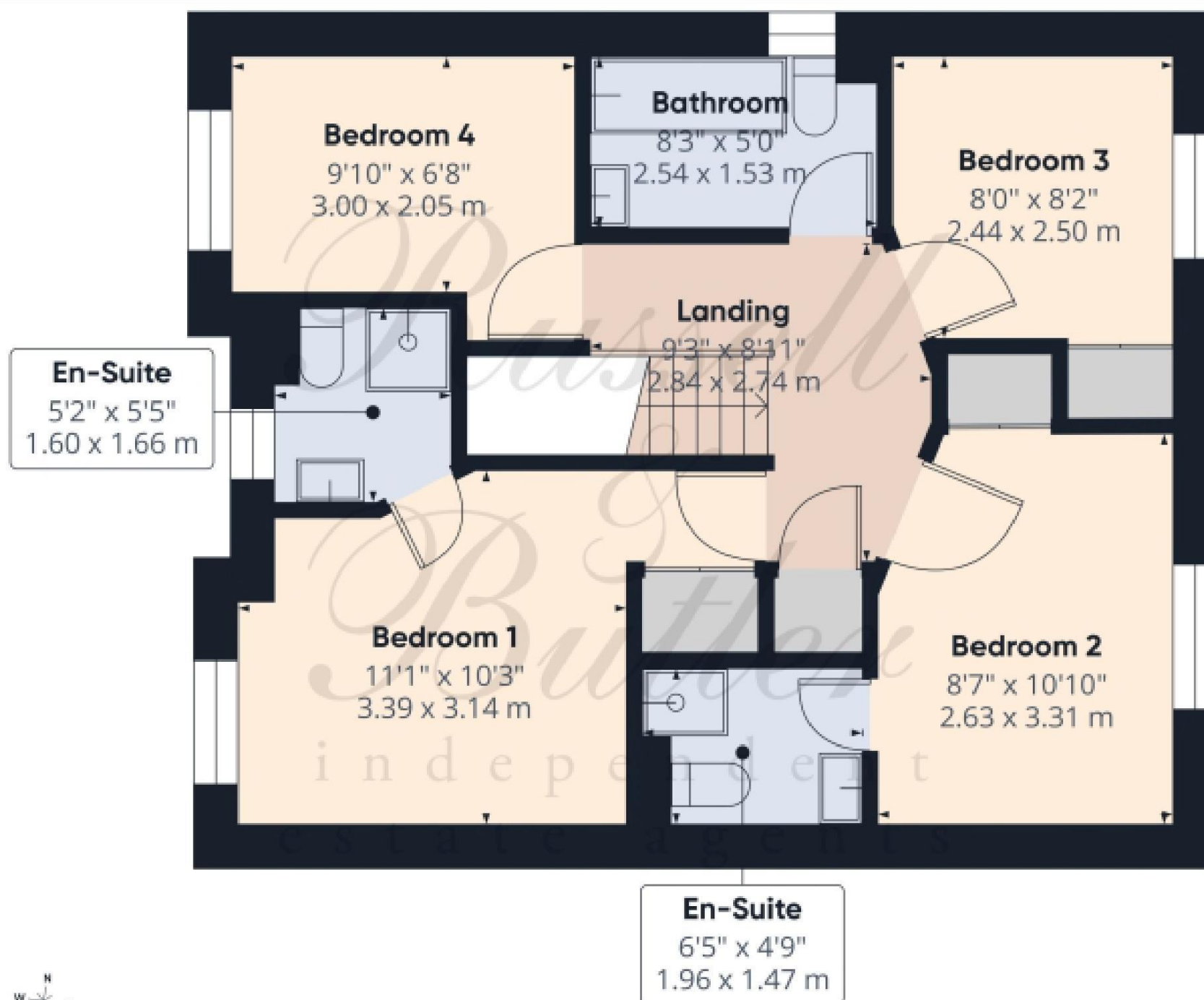
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IP45
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAPPE350



Approximate total area⁽¹⁾

516 ft²
48 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.

GRAFF360



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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