Russell & Butler
independent estate agents

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Station Road, Winslow, MK18 3ES.
Asking Price £650,000.00 Freehold.

A spacious four/five bedroom extended detached house situated within walking distance of Winslow's town centre, soon to be opened train station and local junior and senior schooling. As well as the four first floor bedrooms there is also one on the ground floor making this property ideal for dual family living. There is a very good-sized rear garden with vehicular access and space to erect a large garage and potential for an annexe or possibly a new dwelling all subject to planning. There is water, electric and drainage also connected at the end of the garden also. The accommodation comprises: Entrance Hall, cloakroom, sitting room, dining room, breakfast room, utility room, ground floor bedroom, conservatory, first floor landing, bedroom one with en-suite bathroom, three further bedrooms, family shower room and large rear garden. Council Tax Band E. Energy rating C.









Open Entrance Porch
Composite double glazed entrance door to:

Entrance Hall
Stairs rising to first floor, double radiator, under stairs storage cupboard.

Sitting Room
*10' 11" X 15' 3" (*3.34m x 4.66m Max into bay *)*
Fireplace with wood burner, Upvc double glazed bay to front aspect, double radiator.

Dining Room
19' 0" X 10' 4" (5.81m X 3.17m)
Fireplace with wood burner, double radiator, Bi-folding doors to conservatory.

Ground Floor Bedroom
18' 6" X 8' 0" (5.64m X 2.44m)
Radiator, built in wardrobes, Upvc double glazed window to front aspect.

Conservatory
Double radiator, Upvc double glazed French patio doors to garden.

Kitchen
15' 10" X 6' 10" (4.83m X 2.10m)
Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, ceramic tiling to splash areas, space for range cooker, extractor canopy over, plumbing for dishwasher, concealed lighting to work surfaces.
Door to walk in pantry cupboard with light and shelving, "Ideal" gas fired floor standing boiler supplying both domestic hot water and gas to radiator central heating.

Breakfast Room
11' 6" X 7' 7" (3.53m X 2.32m)
Double radiator, double glazed skylight, door to conservatory, open through to:

Utility Room
*8' 7" X 4' 7" (*2.64m x 1.4m + Recess)
Range of base and eyelevel units, square edged work surfaces, ceramic tiling to splash areas, plumbing for automatic washing machine, space for tumble dryer, inset downlighting, Upvc double glazed window to rear aspect, fridge/freezer space, door to cloakroom.

Cloakroom
White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, Upvc double glazed window to rear aspect.

First Floor Landing
Access to loft space.

Bedroom One
15' 5" X 8' 0" (4.72m X 2.46m)
Radiator, Upvc double glazed window to front aspect, built in wardrobes.

En-Suite
White suite of double sink unit with cupboards under, light and shaver point, bath with mixer tap, low level wc, half tiling to two walls, extractor fan, radiator, heated towel rail, window to rear aspect.

Bedroom Two
*15' 7" X 11' 0" (*4.77m Max into Bay x 3.37m*)*
Radiator, Upvc double glazed Bay window to front aspect.

Bedroom Three
11' 10" X 10' 5" (3.63m X 3.19m)
Radiator, Upvc double glazed window to rear aspect.

Bedroom Four
*7' 6" X 7' 6" (*2.29m + Door recess x 2.29m*)*
Radiator, over stairs storage space, Upvc double glazed window to front aspect.

Family Bathroom
White suite of fully tiled shower cubicle, wash hand basin, cupboard under, low flush wc, ceramic tiling to splash areas, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted, Upvc double glazed window to rear aspect, light and shaver point.

Front Garden
Laid to lawn, enclosed by brick wall, fencing and wrought iron gates, parking space for one small car, side and rear access to rear garden.

Rear Garden
Good sized rear garden laid to lawn, large paved patio, path to rear. At the rear of the garden there are several services connected, Electric, water and drainage.
Rear vehicular access, bi folding gates, potential to build an annex or further property subject to planning permission.

Please Note
EPC Rating: C.
Council Tax Band: E.

Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.

Solar panells providing hot water with excess spold to The Grid.

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

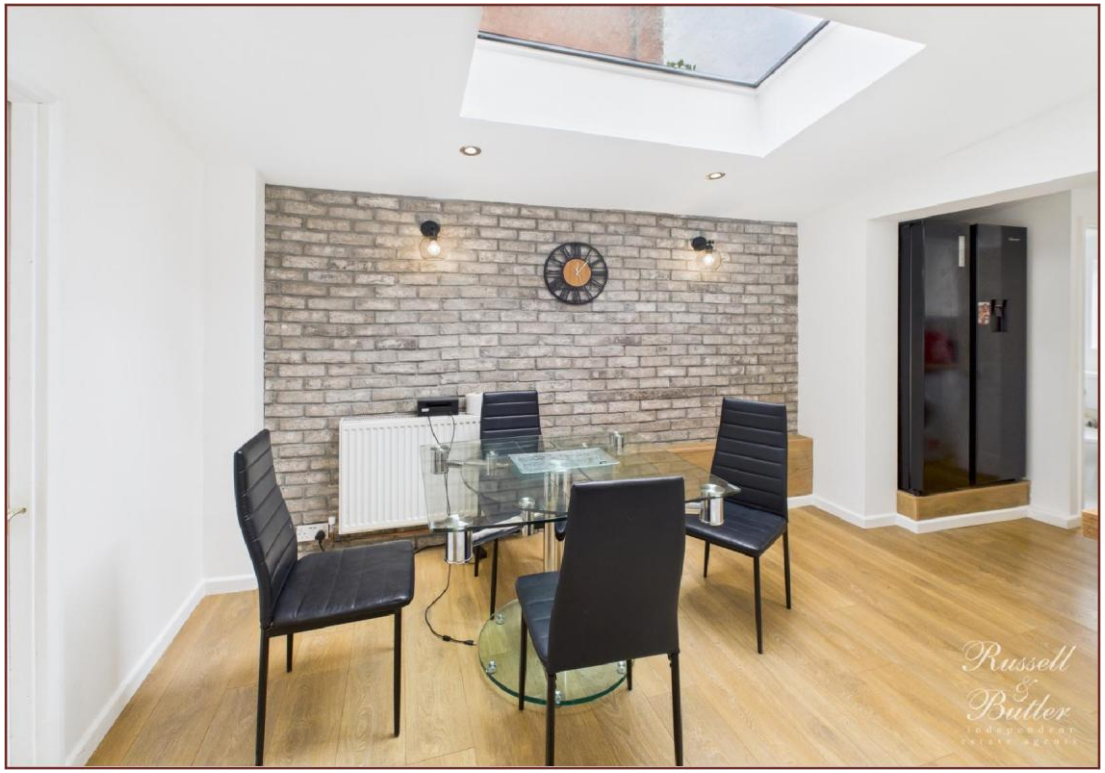
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: One parking space to front for one small car. Vehicular access to rear.

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.










Rowlett
Burton











Floor 0

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Approximate total area(1)

1115 ft²

103.6 m²

Reduced headroom

4 ft²

0.4 m²

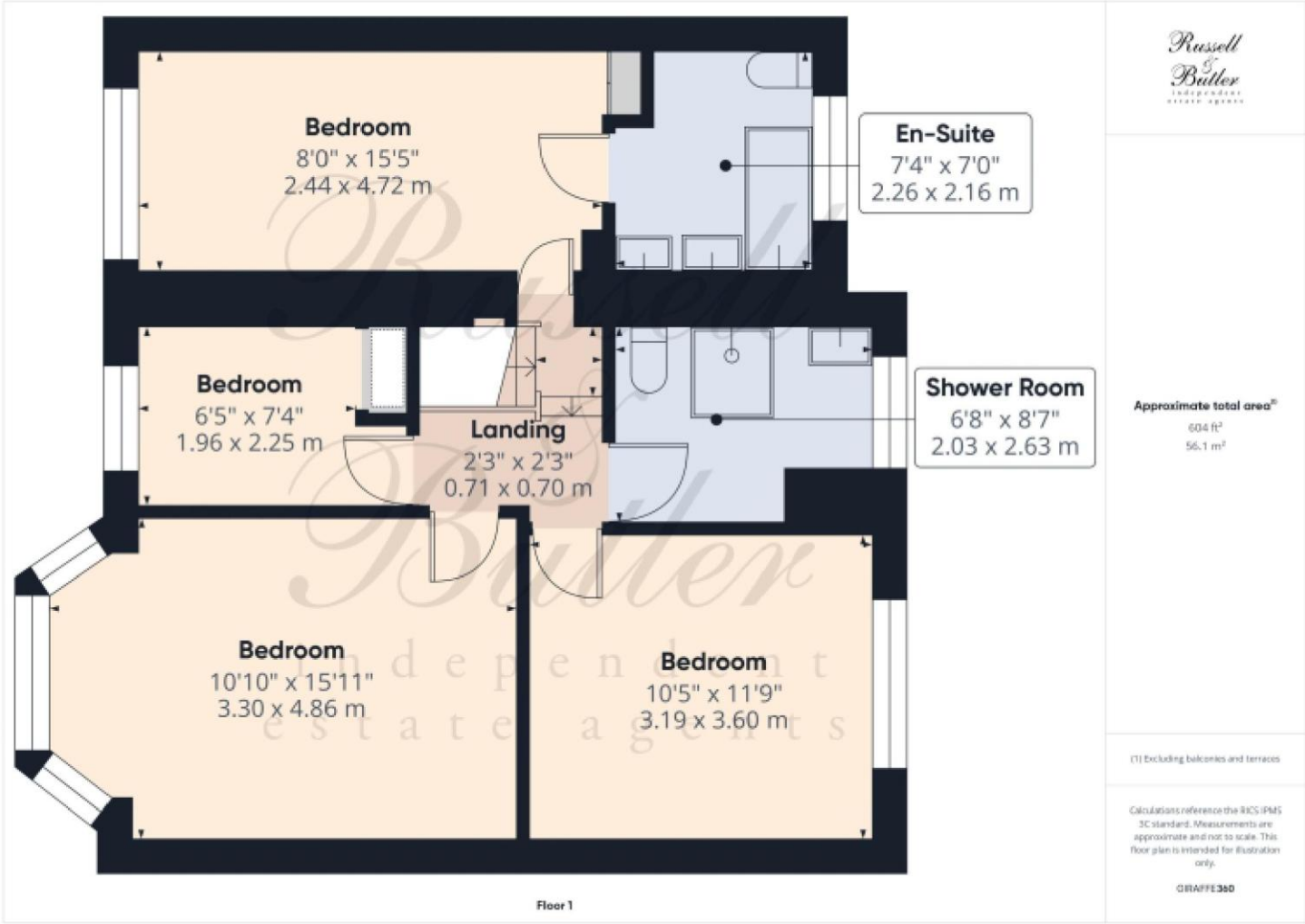
(1) Excluding balconies and terraces

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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