

Russell & Butler
independent estate agents

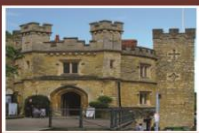
1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
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109 Pillow Way, Buckingham, MK18 7RT

£375,000 Freehold

An immaculate, three bedroom double fronted detached property on the popular Lace Hill development. This lovely home benefits further from being in catchment and easy walking distance for Lace Hill Academy, and the Royal Latin Grammar Schools. Accommodation comprises: reception hallway, ground floor cloakroom, dual aspect sitting room with Karndean flooring and French doors out onto the sunny rear garden, the light and airy kitchen/diner is fitted to a high specification with integrated appliances and there is a separate utility room with pantry. On the first floor, bedroom one with built in wardrobes and en-suite shower room, two further bedrooms and the family bathroom. To the front of the property there is a driveway to the side providing off road parking and leading to the single garage and fully enclosed generously-sized south facing gardens to the rear. Gas to radiator central heating, Fibre optic broadband and Upvc double glazing. No Onward Chain. EPC rating B. ** Video tour available upon request**



Entrance

Door to:

Entrance Hall

Stairs rising to first floor, ceramic tiled floor, radiator, door to Kitchen/Diner.

Cloakroom

White suite of low level wc, wash hand basin with tiled splash back, extractor fan, ceramic tiled floor.

Sitting Room

17' 11" x 10' 7" (5.45m x 3.23m)

Upvc double glazed French doors to rear garden, Upvc double glazed window to front aspect, radiator, central heating thermostat. Karndean flooring.

Kitchen/Diner

17' 11" x 9' 6" (5.45m x 2.89m)

Dual aspect kitchen/diner fitted to comprise, inset stainless steel single drainer sink unit with monobloc mixer tap, cupboard under, a further range of wall and base units, integrated fridge freezer, integrated dishwasher, six burner gas hob, electric oven under, filter hood over, inset downlighters, under counter lights, porcelain tiled floor, radiator. Two Upvc double glazed windows to front and rear aspects. Door to:

Utility Room

5' 8" x 5' 7" (1.73m x 1.69m)

Worktops and upstands. Space and plumbing for both washing machine and tumble dryer, wall mounted gas fired boiler serving both domestic hot water and radiator, central heating, pantry cupboard. Door to rear garden. Porcelain tiled flooring.

First Floor Landing

'Ideal Logic' wall mounted gas fired boiler supplying both domestic hot water and radiator central heating, space and plumbing for washing machine, worktops over, space for tumble dryer, storage cupboard, radiator, porcelain tiled floor.

Bedroom One

13' 2" x 11' 3" (4.01m x 3.44m)

maximum measurement Two double width fitted wardrobes, Upvc double glazed window to front aspect, radiator, door to en suite.

En-suite

Double width shower cubicle with shower as fitted, inset downlighters, extractor fan, radiator, porcelain tiled floor, Upvc double glazed window to front aspect.

Landing

Upvc double glazed window to rear aspect, radiator, double width airing cupboard. Access to loft boarded loft space with telescopic ladder.

Bedroom Two

11' 4" x 9' 9" (3.45m x 2.98m)

Upvc double glazed window to front aspect, radiator, built in over stairs cupboard.

Bedroom Three

8' 11" x 7' 5" (2.71m x 2.26m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

6' 8" x 6' 5" (2.02m x 1.95m)

White suite of panel bath, separate shower over, glazed screen, pedestal wash hand basin, low level wc, full and half height ceramic tiling to walls, inset downlighters, ceramic tiled floor, Upvc double glazed window to rear aspect, radiator.

Outside

Front Garden

Open plan, with gated side access to rear garden, driveway leading to detached single garage.

Garage

17' 3" x 9' 0" (5.25m x 2.74m)

With up and over door, power and light connected, eaves storage space.

Rear Garden

A southerly facing rear garden, laid mainly to lawn with paved patio, fully enclosed by panel fencing, paved steps leading to timber shed, outside tap, outside power point, outside lights.

Please Note

All mains services connected. Chamonix approx £200 per annum.

Council tax band: E EPC rating: B

N.B. Measurements on floor plan are approximately due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric

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 Clare on 01280 815999 or 07772 159555. Alternatively, you can email clare.jarvis@mab.org.uk.

Energy Performance Certificate



109, Pillow Way, BUCKINGHAM, MK18 7RT

Dwelling type: Detached house
Date of assessment: 12 December 2013
Date of certificate: 12 December 2013

Reference number: 9118-3872-7722-9597-9731
Type of assessment: SAP, new dwelling
Total floor area: 93 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,308
Over 3 years you could save	£ 108

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 867 over 3 years	£ 867 over 3 years	
Hot Water	£ 279 over 3 years	£ 171 over 3 years	
Totals	£ 1,308	£ 1,200	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		93
B	81-91		
C	69-80	82	
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

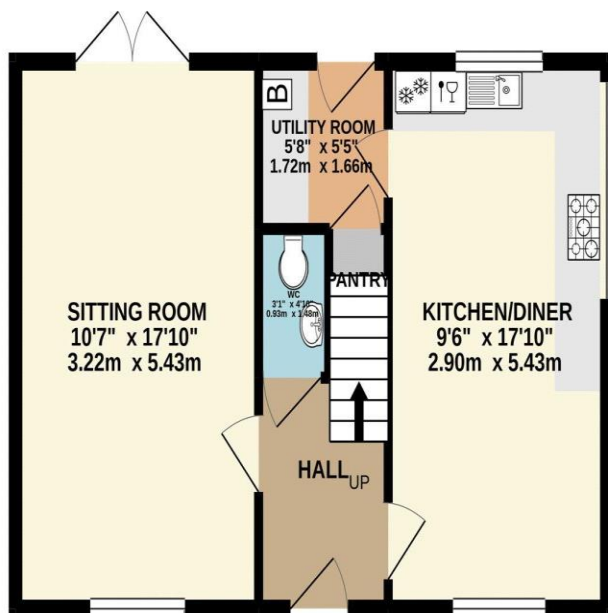
Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 108
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 699



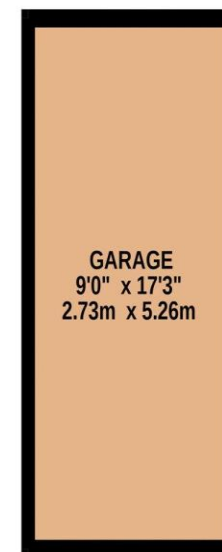
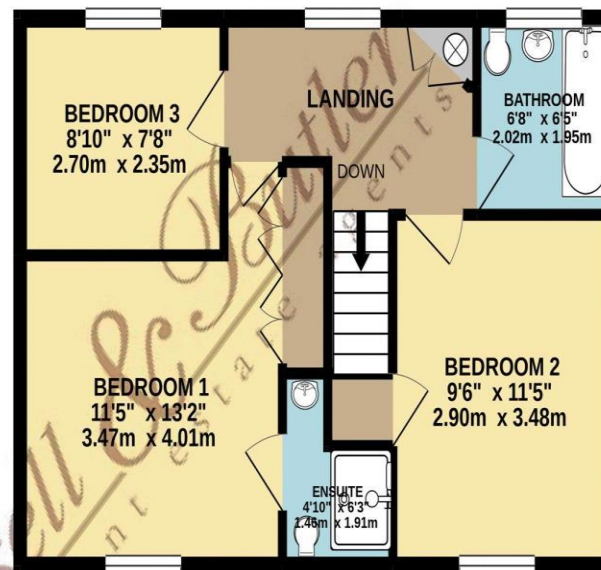




GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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