

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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



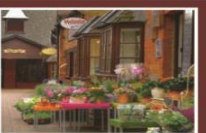
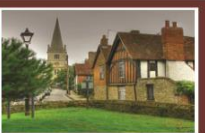
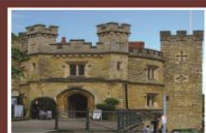
*Russell
&
Butler*
i n d e p e n d e n t
e s t a t e a g e n t s

The Corner House, 5 Shinfield Close, Steeple Claydon, MK18 2HJ

£499,995 Freehold

A fabulous four bedroom detached house situated in a small cul de sac of just three houses. The property has been extensively refurbished throughout to a very high standard, including quality kitchen and bathrooms, double glazing and boiler. The accommodation briefly comprises: Entrance, cloak room, utility room, kitchen/dining room, sitting room, bedroom one with en-suite shower room, three further bedrooms, family bathroom, double width garage, parking for three cars and rear garden. Energy rating C.

ONLINE VIRTUAL TOUR.



Entrance

Composite door to Kitchen/Diner.

Cloakroom

White suite of wash hand basin with mixer tap, cupboard under, low level W.C. with concealed cistern, Upvc double glazed window to side aspect, Mosaic tiling to splash areas, ceramic tiled floor with under floor heating.

Sitting Room 18' 6" x 11' 9" (5.63m x 3.58m)

Upvc double glazed window to both front and rear aspects, ceramic tiled floor with under floor heating, under stairs storage cupboard.

Kitchen/Diner 19' 1" x 18' 5" (5.82m x 5.61m)

'L' shaped room

Dining Area

Ceramic tiled floor with under floor heating, Co-ordinating sideboards with granite top, Upvc double glazed Bi- fold doors leading onto the patio and rear garden, oak and glass stair case to first floor with sliding storage under, open through to:

Kitchen Area

Refitted to a high specification to include inset ceramic sink, mono bloc mixer tap with water filter, cupboard under, a further range of hi gloss units, drawers with soft closures, granite work tops and granite breakfast bar, integrated family size fridge, integrated family size freezer, pull out larder unit, built in 'Bosh' dishwasher, induction hob with contemporary style extractor hood over, built in electric oven and micro oven, ceramic tiled floor with under floor heating, Upvc double glazed window to rear aspect, inset downlighters, drawer with inset cutlery storage.

Utility room 6' 2" x 5' 4" (1.87m x 1.62m)

Inset stainless steel sink unit, cupboard under, floor to ceiling storage cupboard, space and plumbing for washing machine, Upvc double glazed window to side aspect, ceramic tiled floor with under floor heating.

First Floor Landing

Two Upvc double glazed windows to front aspect, inset downlighters, double width shoe storage cupboard, access to loft space, part boarded with ladder, light and power connected.

Bedroom 1 12' 4" x 12' 2" (3.75m x 3.72m)

Upvc double glazed window to rear aspect, radiator, door to En-suite .

En-suite

Double width walk in shower cubicle with shower as fitted, wash hand basin with waterfall mixer tap, low level W.C., concealed cistern, storage cupboard, radiator/towel rail, inset downlighters, extractor fan, ceramic tiling to all walls.

Bedroom 2 10' 0" x 11' 9" (3.06m x 3.57m)

Upvc double glazed window to rear aspect, radiator, wooden flooring.

Bedroom 3 8' 7" x 7' 9" (2.62m x 2.37m)

Upvc double glazed window to rear aspect, radiator.

Bedroom 4 8' 2" x 6' 11" (2.48m x 2.1m)

Traditional style radiator, Upvc double glazed window to front aspect.

Family Bathroom 7' 8" x 5' 9" (2.33m x 1.75m)

Refitted to a Hi specification to comprise white suite of panel bath, separate shower over, glazed screen,

low level W.C. with concealed cistern, wash hand basin with mixer tap, cupboard under, heated towel rail, ceramic tiled floor, ceramic tiling to all walls, Upvc double glazed window to front aspect.

Front Aspect

Block paved driveway leading to property entrance, parking for three cars, shrub boarded, wrought iron gate leading to rear garden.

Double Garage 16' 0" x 17' 3" (4.88m x 5.25m)

Double width garage with twin electric doors, light and power connected, eaves storage space, personal door to side, wall mounted 'Viessmann' gas fired combi boiler supplying both domestic hot water and radiator central heating.

Rear Garden

Laid mainly to lawn with paved patio areas, steps leading up to the lawn, flower beds, established trees, outside light, outside power and outside tap. Timber summer house with heating, Wi-Fi, light and power connected.

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Hannah Parker. Hannah 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 Hannah on 01280 815999 or 07852 168393 Alternatively, you can email hannah.parker@mab.org.uk





Russell
& Butler
independent
estate agents

Russell & Butler
independent
estate agents

Floor 0 Building 1

- Kitchen / Dining Room: 19'1" x 11'9" (5.82 x 3.60 m)
- Sitting Room: 11'7" x 18'6" (3.55 x 5.64 m)
- Cloakroom: 2'3" x 5'3" (0.69 x 1.61 m)
- Utility Room: 5'4" x 4'11" (1.64 x 1.50 m)
- Entrance: 10'5" x 5'0" (3.19 x 1.54 m)

Floor 1 Building 1

- Bedroom One: 11'0" x 12'4" (3.37 x 3.76 m)
- Bedroom Three: 7'9" x 8'6" (2.36 x 2.60 m)
- Bedroom Two: 11'8" x 12'0" (3.56 x 3.67 m)
- Bedroom Four: 6'4" x 8'2" (1.95 x 2.50 m)
- En-suite: 5'8" x 5'6" (1.73 x 1.69 m)
- Family Bathroom: 7'7" x 5'7" (2.31 x 1.73 m)
- Landing: 9'11" x 6'0" (3.03 x 1.85 m)
- Landing: 5'4" x 3'5" (1.65 x 1.06 m)

Floor 0 Building 2

- Garage: 17'2" x 15'11" (5.24 x 4.87 m)

Russell & Butler
independent
estate agents

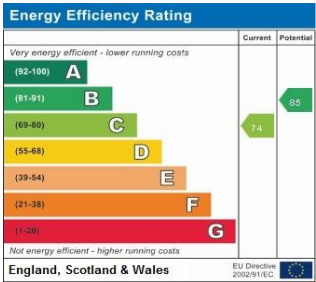
Approximate total area⁽¹⁾

1369.85 ft²
127.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

Visit us online: www.russellandbutler.com

