

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)

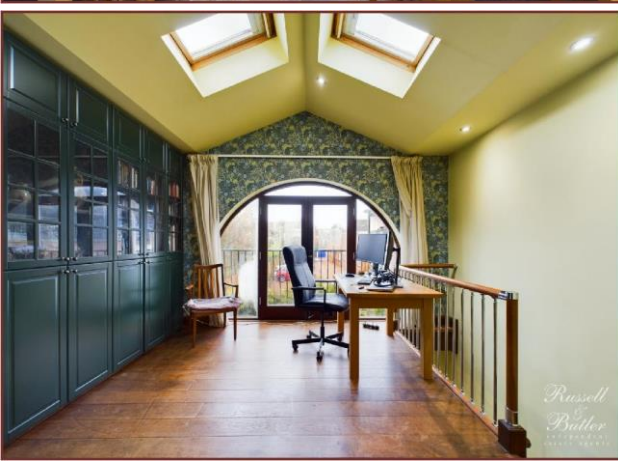




# Chandos Road, Buckingham, MK18 1AH

## Asking Price £565,000.00 Freehold

For sale with no upper chain, this well presented and spacious four bedroom semi detached family home dating back to circa 1860. The property offers flexible accommodation and is laid out over four levels. The accommodation fully comprises on the ground floor: Entrance hall with built in storage, cloakroom, sitting room, dining/family room open through to the study/playroom with Juliet balcony and stairs leading down to the kitchen with double doors leading to the rear patio garden, laundry room, boiler room, large storage room offering a variety of further uses and bathroom with both bath and large walk in shower. To the first floor; landing, bedrooms one and two, shower room, second floor landing with plenty of built in storage and bedrooms three and four. To the side of the property there is parking for two cars and gated access to the rear courtyard garden. NO UPPER CHAIN. EPC Rating TBC. Council Tax Band: E. Freehold.



### **Entrance**

Door to:

### **Entrance Hall**

Radiator, under stairs storage cupboard, stairs rising to first floor.

### **Cloakroom**

Low level wc, wash hand basin, tiling to splash areas, double glazed window to side aspect.

### **Sitting Room**

4.1m Max x 3.59m Max

Window to front aspect with secondary glazing, radiator, gas fire with surround, downlighters.

### **Dining/Family Room**

4.1m Max x 3.68m Max

Dumbwaiter, solid wood flooring, downlighters, contemporary style radiator, open through to:

### **Study/Playroom**

2.96m Max x 2.83m to front of storage

Floor to ceiling storage, two Velux windows, Juliet balcony with circular window to rear aspect, downlighters, solid wood flooring, stairs leading down to;

### **Kitchen/Diner**

6.91m Max, 2.15m Min x 4.29m Max

A free standing kitchen with a range of base, eye level and drawers units, butler sink with cupboard under, 'Mercury' range cooker with extractor over and splash back, 'Maytag' fridge/freezer, dumbwaiter, tiling to splash areas, downlighters, underfloor heating, double doors to rear.

### **Laundry Room**

Space and plumbing for washing machine, space for dryer, butler sink with worktops, cupboard under, plenty of storage space, downlighters.

### **Large Storage Room**

A great space for storage but also offering other uses, tiling to splash areas, window to rear aspect.

### **Boiler Room**

"Vaillant" gas fired boiler, 'Mega Flow' hot water tank, plenty of storage space, downlighters.

### **Bathroom**

Large walk in shower, white suite bath, sink, low level wc, tiling to splash areas, extractor fan, downlighters, heated towel rail, underfloor heating.

### **First Floor Landing**

Arched window to front aspect with secondary glazing, stairs rising to second floor.

### **Bedroom One**

4.18m Max x 3.68m Max

Please note some restricted head room.

Double glazed window to rear aspect, radiator.

### **Bedroom Two**

4.15m Max x 3.59m Max

Please note some restricted head room.

Arched sash window to front aspect, radiator.

### **Second Floor Landing**

Plenty of built in storage, access to loft space.

### **Bedroom Three**

4.12m Max x 3.59m max

Arched window with secondary glazing to front aspect, gas fire with surround.

### **Bedroom Four**

3.63m x 2.81m

Double glazed window to rear aspect, radiator.

### **Shower Room**

Double width fully tiled walk in shower with waterfall style shower head and additional shower attachment, white suite of sink, low level, tiling to splash areas, heated towel rail, double glazed window to rear aspect, built in storage.

### **Outside**

Path leading to property entrance, a range of shrub beds to front, two outside taps, gates leading to driveway providing off road parking for two cars.

### **Rear Courtyard Garden**

Paved patio area with a range of flower and shrub beds, pond, storage shed, steps leading up to gated side access, outside tap.

### **Please Note**

Freehold.

EPC Rating: TBC.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Please Note: This property has flooded in the last 5 years.

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

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 8000Mbps 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, two parking spaces to side of property.

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.



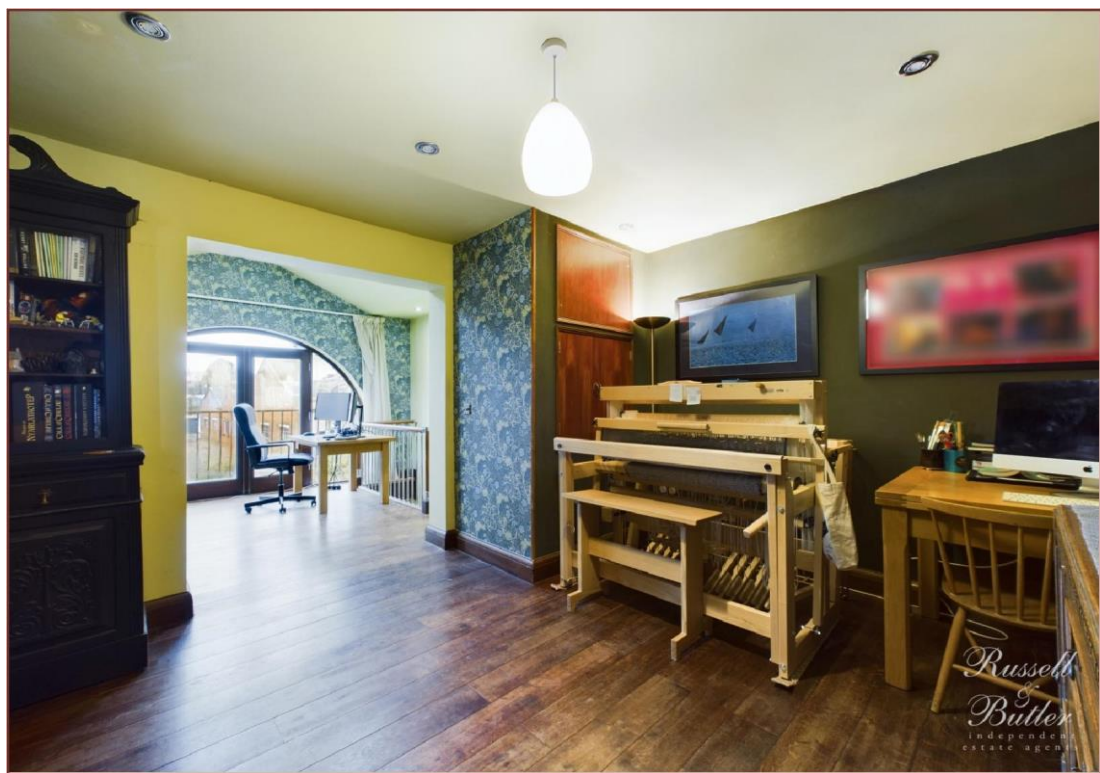






*Russell  
&  
Butler*  
independent  
estate agent









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](http://www.russellandbutler.com)

