

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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*Russell
&
Butler*

Sycamore Leys, Steeple Claydon, MK18 2RH

Asking Price £450,000.00 Freehold

For sale with no upper chain a good sized four bedroom detached family home with a double garage well situated in a popular village location benefiting from village amenities. The property has the advantages of gas to radiator central heating, Upvc double glazing, a downstairs WC, utility room and ensuite to the main bedroom. The accommodation fully comprises: Entrance hall, cloakroom, sitting room open through to the dining room, kitchen/breakfast room with separate utility room, study/home office/play room, conservatory, first floor landing, bedroom one with ensuite and built in wardrobes, three further bedrooms and a family bathroom. There is a double garage to the side of the property, driveway parking and a good sized rear garden. The property is in need of various cosmetic updates but offers lots of potential. EPC rating D. Council Tax Band F. NO UPPER CHAIN.



Entrance

Door to:

Entrance Hall

Upvc double glazed window to front aspect, Upvc double glazed window to side aspect, radiator, stairs rising to first flooring, under stairs storage space.

Cloakroom

White suite of sink with mixer tap, cupboard under, low level wc, heated towel rail, tiling to splash areas, Upvc double glazed window to front aspect.

Kitchen/Breakfast Room

12' 2" X 11' 9" (3.73m X 3.59m)

A range of base and eyelevel units, stainless steel one and a quarter sink unit with mixer tap, cupboard under, work tops over, space for fridge freezer, space for dishwasher, built in oven and hob, extractor hood over, Upvc double glazed window to rear aspect, downlighters, radiator, 'Worcester' gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Utility Room

A range of base units, work top over, stainless steel sink unit with mixer tap, tiling to splash areas, space for washing machine, Upvc double glazed window to side aspect, door to side.

Sitting Room

13' 3" X 13' 3" (4.06m Max to rear of fireplace x 4.05m Max)

Upvc double glazed window to side aspect, room is open through to:

Dining Room

9' 10" X 9' 8" (3.01m X 2.96m)

Upvc double glazed window to front aspect, radiator.

Study/Playroom

8' 8" X 5' 8" (2.65m X 1.75m)

Upvc double glazed window to front aspect, radiator.

First Floor Landing

Access to loft space, radiator, airing cupboard housing hot water tank with linen shelving as fitted.

Bedroom One

13' 11" X 10' 10" (4.25m to front of wardrobe x 3.31m plus door recess)

Upvc double glazed window rear aspect, radiator, built in wardrobe and further built in storage.

En-Suite

Double width fitted walk in shower, white suite of low level wc, sink with mixer tap, cupboard under, heated towel rail, Upvc double glazed window to side aspect.

Bedroom Two

10' 9" X 9' 6" (3.28m to front of wardrobe plus door recess x 2.91m max)

Upvc double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom Three

10' 2" X 7' 11" (3.11m max x 2.43 plus wardrobe)

Upvc double glazed window to front aspect, radiator, built in wardrobe.

Bedroom Four

8' 8" X 8' 6" (2.66m X 2.60m)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

Fully tiled walk in shower, white suite of bath with mixer tap, sink unit with mixer tap, cupboard under, low level wc, tiling to splash areas, Upvc double glazed window to front aspect, heated towel rail.

Outside

Front Aspect

Block paved driveway for two cars, steps leading to front of property, outside tap, gated side access, outside light.

Rear Garden

Laid to lawn with paved seating area, a range of flower and shrub beds with pear, plum and apple trees, gated storage area to side, outside tap.

Double Garage

16' 4" X 16' 3" (5m Max x 4.97m Max)

Two electric up and over doors, power and light connected, eaves storage space.

Please Note

EPC Rating: D.

Council tax Band: F.

Construction type: Standard. Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas to radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard and Superfast broadband available. Offering highest speeds of 61Mbps download and 11Mbps 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.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

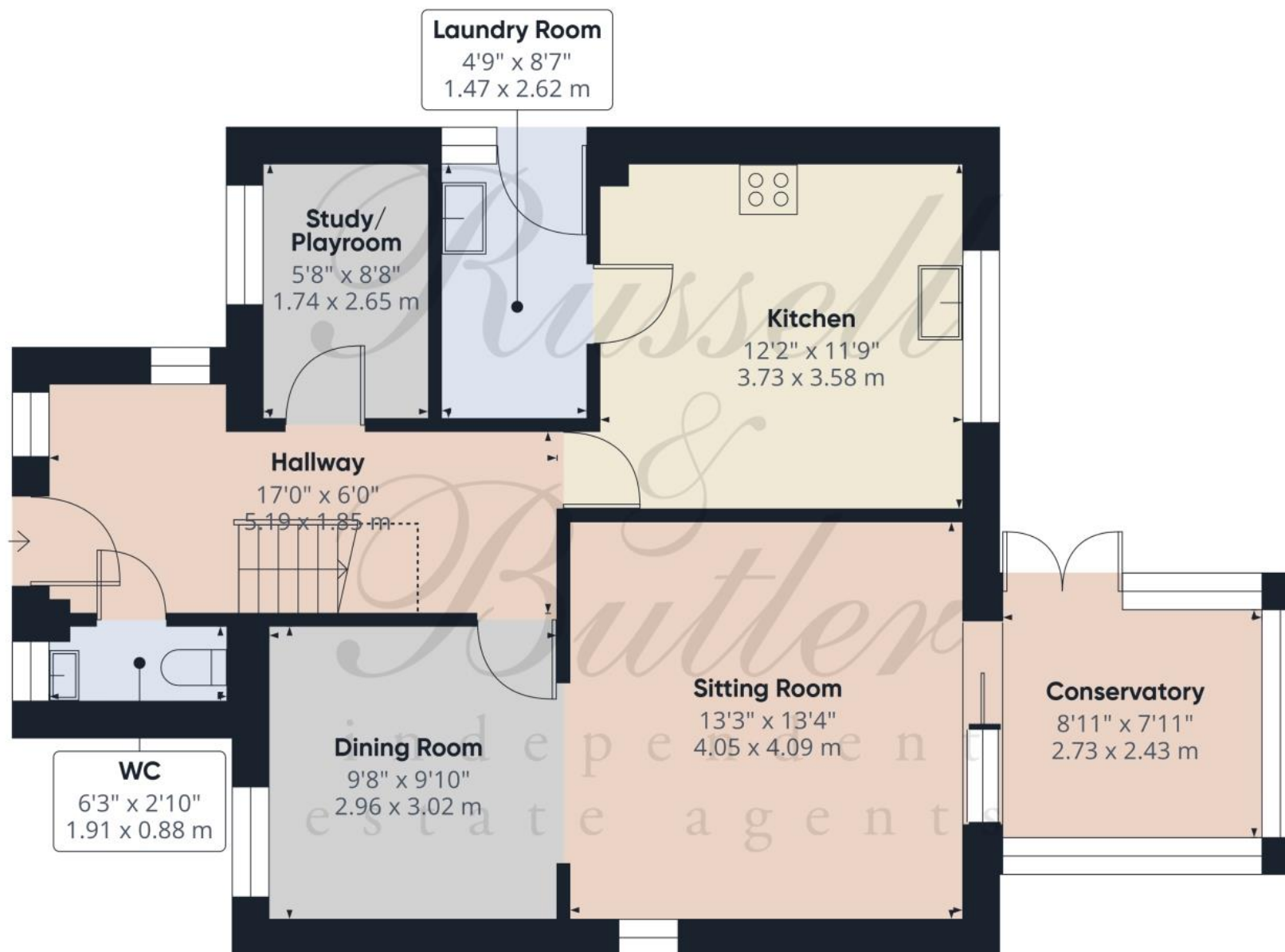
Mortgage Advice

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.





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Estate Agents



Approximate total area⁽¹⁾

719 ft²

66.8 m²

Reduced headroom

14 ft²

1.3 m²

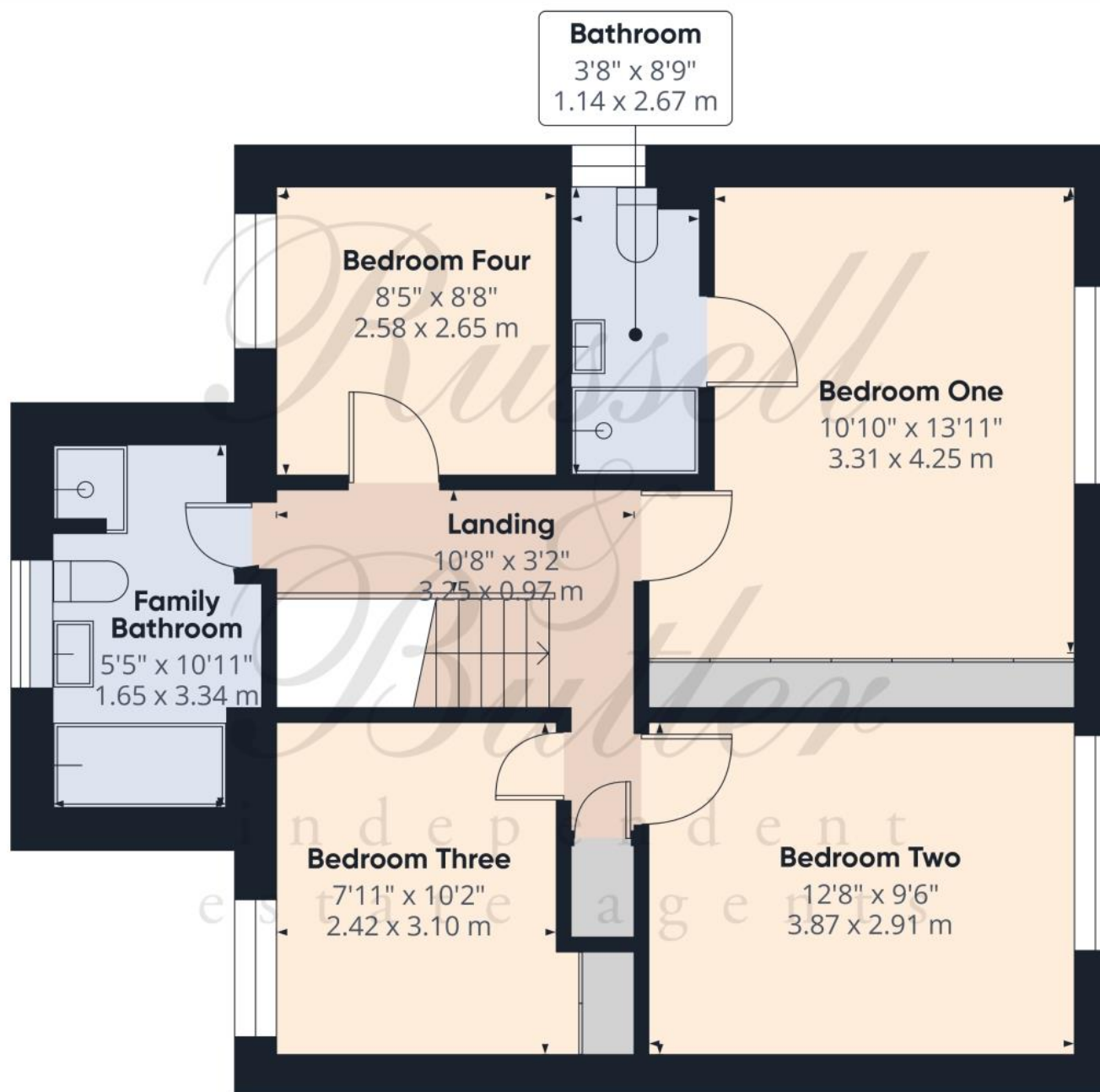
(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾

613 ft²

57.1 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.

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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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