

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

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Sandy Road, Calvert, MK18 2FW
Asking Price £399,995.00 Freehold

A modern three bedroom detached family home on the popular Calvert Green development which offers easy access to Buckingham, Aylesbury and Bicester and benefits from amenities such as playparks, open green spaces, a convenience store and a local village hall for for social, recreational, and family-friendly activities. The property in brief: Entrance hall, dual aspect sitting room with patio doors to the rear garden, kitchen/diner with integrated double oven and 6 burner gas hob, separate utility room and a ground floor cloakroom with white suite. On the first floor the landing leads to the master bedroom with built in wardrobes and en-suite shower room, two further bedrooms and the family bathroom. The rear garden is of a good size with timber summer house with light and power and part converted garage to include a home office with remaining garage store with up and over door. Gas to radiator central heating and Upvc double glazed. EPC rating C. Council tax band D.



Entrance
Part glazed door to entrance hall.

Entrance Hall
Providing access to accommodation, radiator, stairs rising to first floor, part glazed doors to kitchen/diner and sitting room.

Sitting Room
16' 6" X 10' 4" (5.03m X 3.15m)
Duel aspect sitting room with Upvc double glazed window to front aspect, double glazed sliding doors onto the patio and rear garden, wooden flooring, two radiators, coving to ceiling.

Kitchen/Dining room
16' 6" X 9' 8" (5.03m X 2.95m)
A spacious kitchen/diner with inset single drainer one and a quarter sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, under counter lighting, 6 burner gas hob, extractor hood over, electric double oven, ceramic tiling to splash areas, two Upvc double glazed windows to front and rear aspect, radiator, ceramic tiled floor, space for large fridge freezer, archway to:

Utility Room
6' 1" X 4' 11" (1.87m X 1.52m)
Space and plumbing for washing machine, space for tumble dryer, work tops over, ceramic tiling to splash areas, wall mounted gas fired boiler, supplying both domestic hot water and radiator central heating, ceramic tiled floor, part glazed door to rear garden.

Cloakroom
White suite of low level wc, wall mounted wash hand basin, ceramic tiling to splash areas, extractor fan, ceramic tiled floor.

First Floor Landing
Double glazed window to rear aspect.

Bedroom One
10' 4" X 9' 10" (3.15m X 3.00m)
Upvc double glazed window to front aspect, radiator, built in double wardrobes, door to en-suite.

En-Suite
White suite of fully tiled shower cubicle with shower as fitted, pedestal wash hand basin, low level wc, ceramic tiling to walls, Upvc double glazed window to front aspect, radiator, extractor fan.

Bedroom Two
10' 4" X 9' 6" (3.15m X 2.90m)
Upvc double glazed window to front aspect, radiator.

Bedroom Three
7' 4" X 6' 9" (2.24m X 2.08m)
Upvc double glazed window to front aspect, radiator.

Family Bathroom
White suite of panel bath with separate shower over, pedestal wash hand basin, low level wc, ceramic tiling to walls, radiator, Upvc double glazed window to rear aspect.

Front Garden
Open plan and laid to lawn with driveway for several vehicles leading to property entrance.

Rear Garden
Laid mainly to lawn with flower and shrub beds and borders, bike store, large paved patio, outside tap, outside light, gated side access to front garden, personal door to office, fully enclosed by panel fencing and walling.

Garden Room
14' 10" X 10' 1" (4.54m X 3.09m)
A useful garden room/summer house, ideal for entertaining or additional office/hobbies room. Light and power connected, Upvc double glazed doors and windows.

Garage
10' 8" X 7' 7" (3.27m X 2.33m)
Part converted office space with Upvc double glazed window to rear garden, light and power connected.

Remaining Garage Store.
8' 8" X 7' 3" (2.65m X 2.22m)
Up and over door.

Please Note
EPC Rating: C Council Tax Band: D.
Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains.

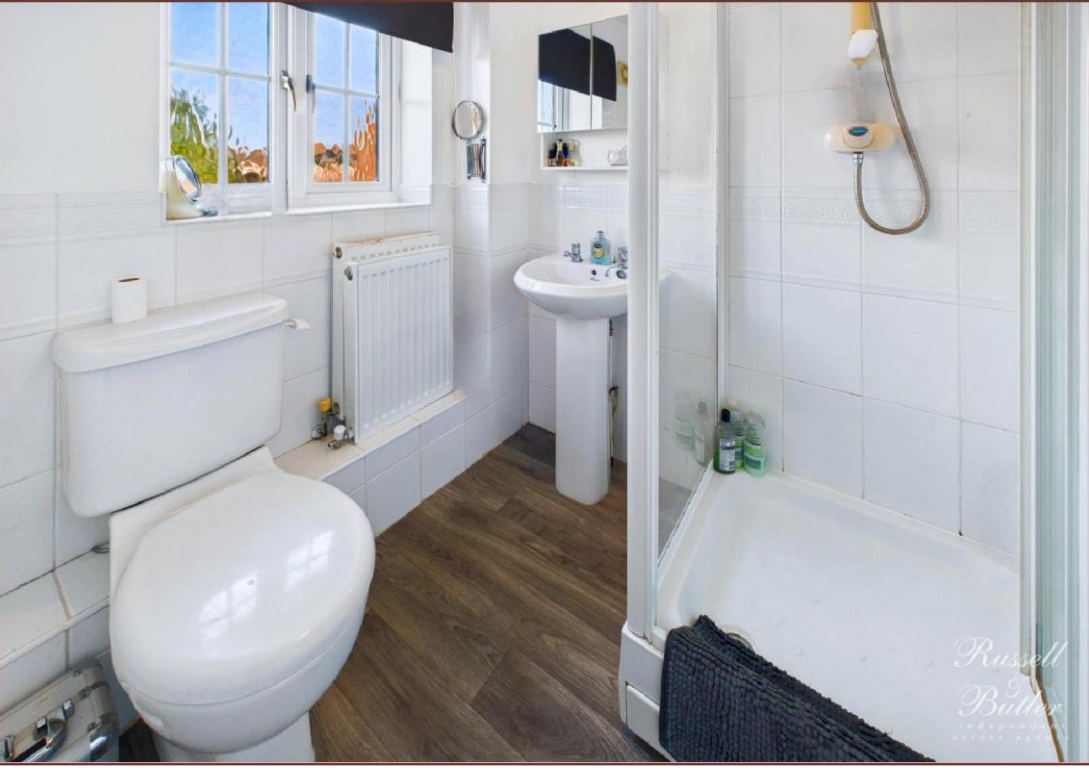
Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard & 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: Driveway parking.

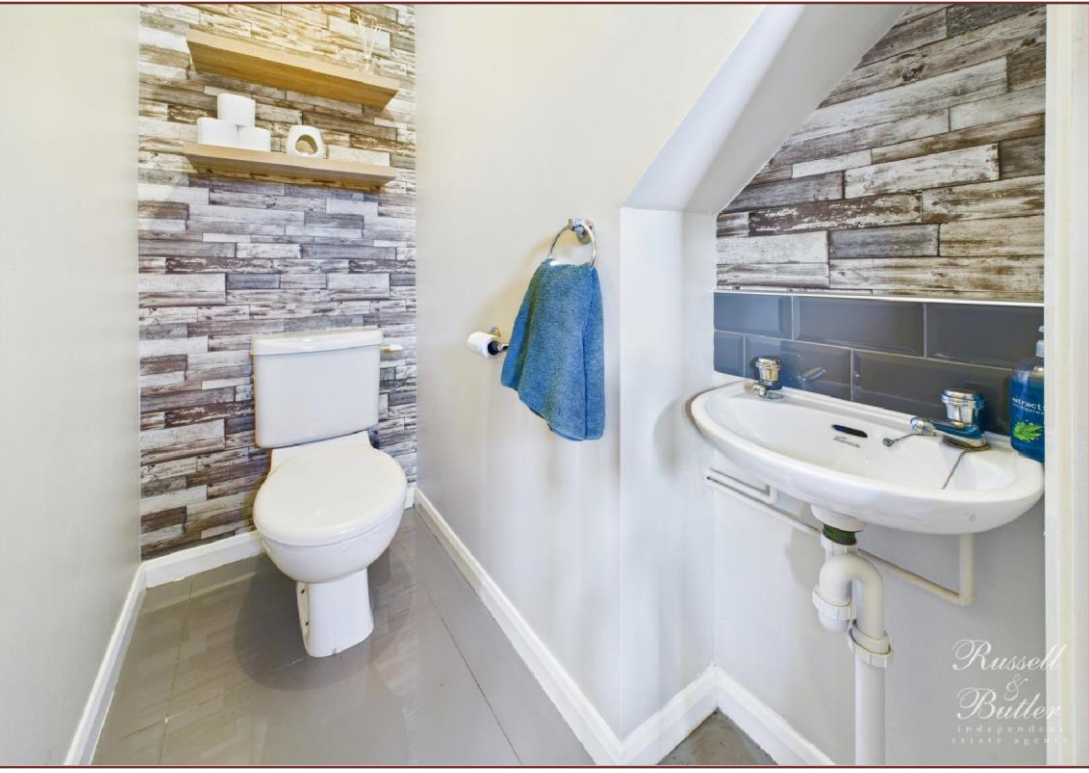
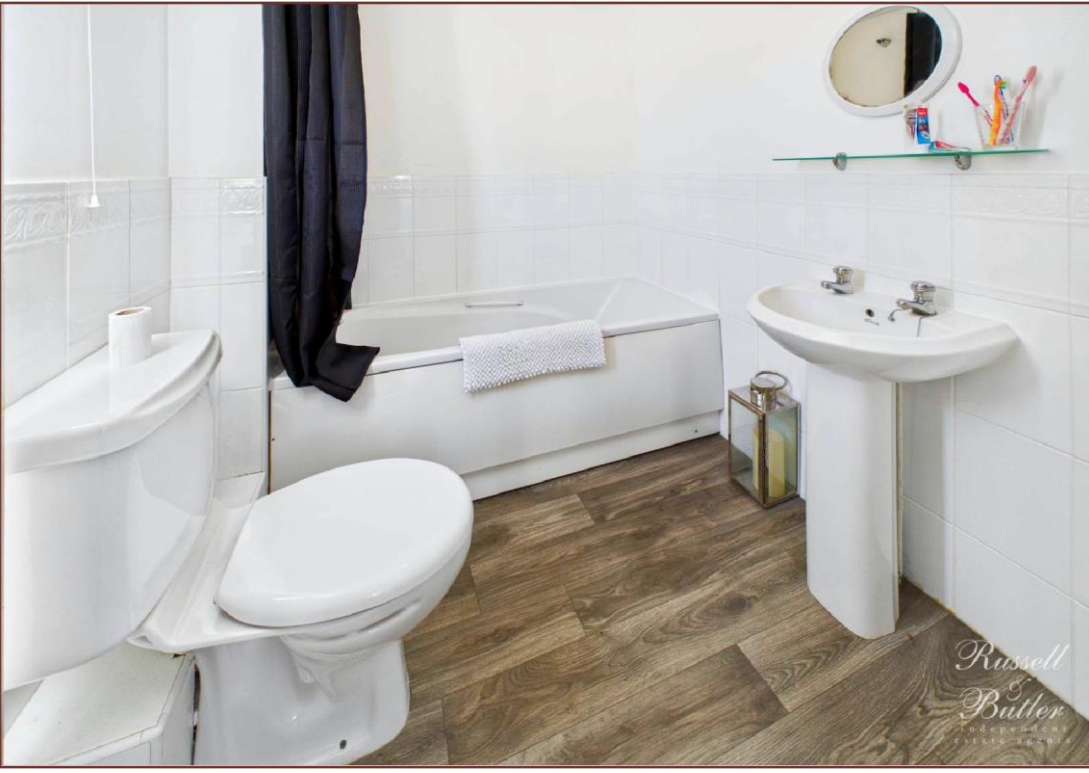
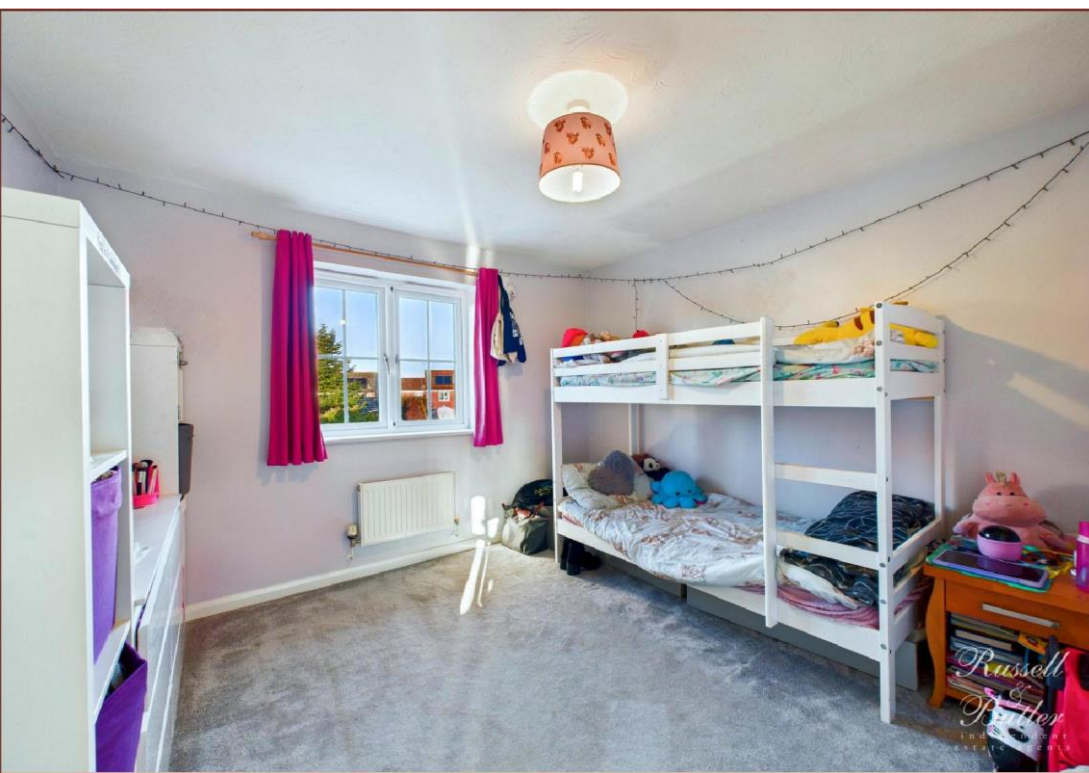
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

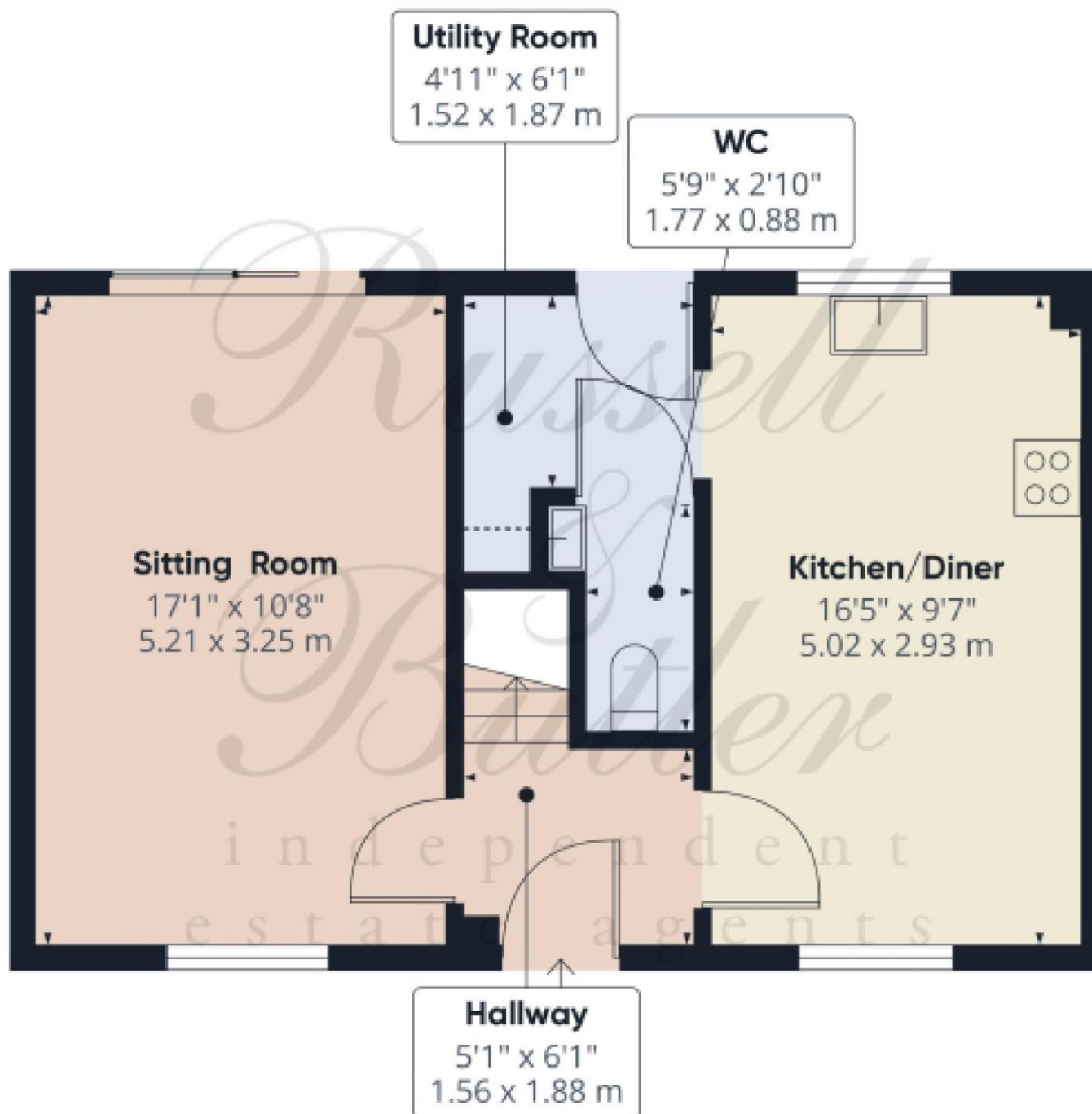
Mortgage Advice
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





*Russell
& Butler*
independent
estate agents





Approximate total area⁽¹⁾

444 ft²
41.3 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

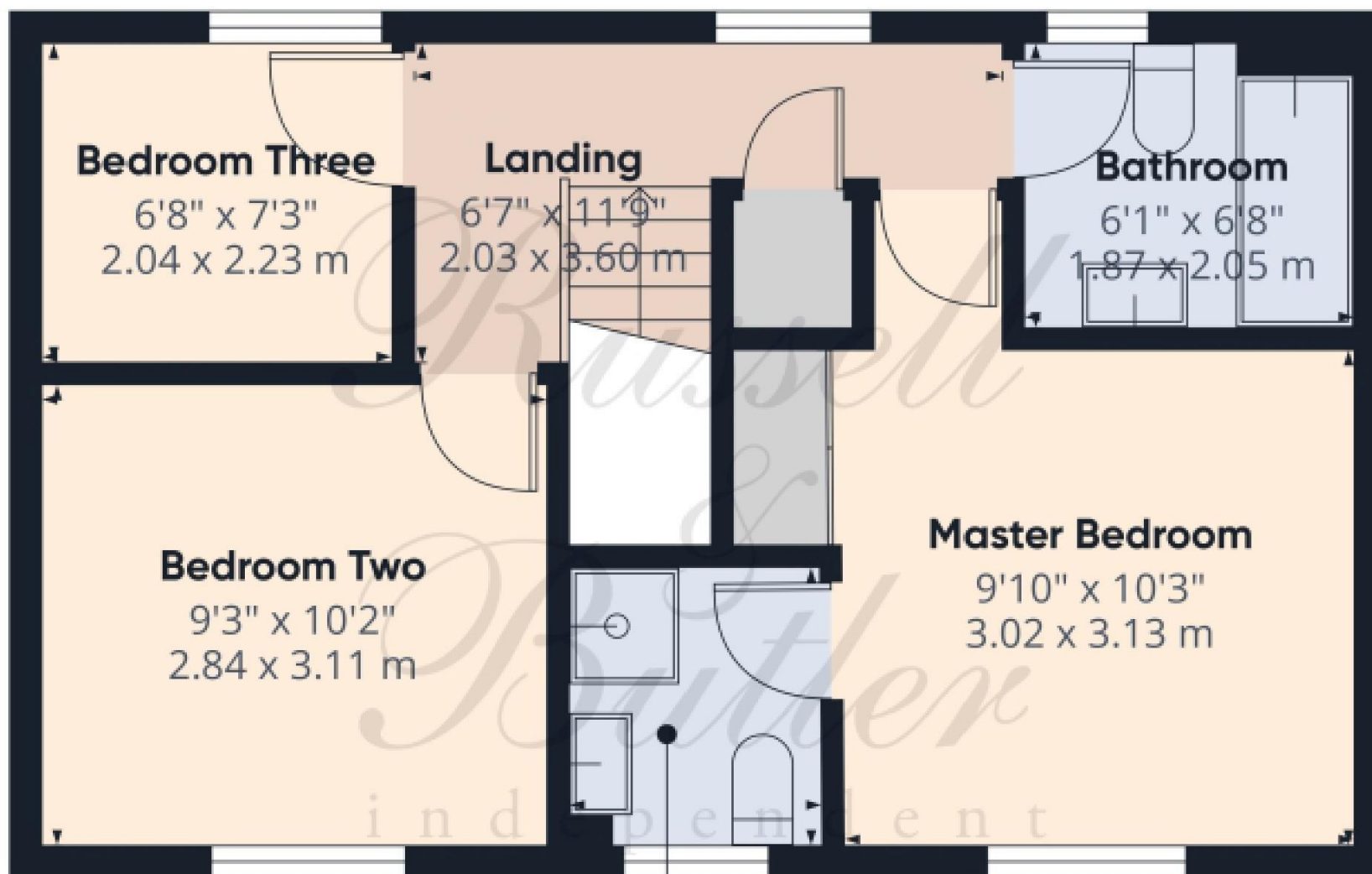
Reduced headroom

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.

GBR/PFE350





Approximate total area⁽¹⁾

384 ft²

95.7 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.

GRAFFE360

Garden Room

10'1" x 14'10"

3.09 x 4.54 m

Approximate total area⁽¹⁾

137 ft²

12.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
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approximate and not to scale. This
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only.

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Floor 0 Building 3



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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