

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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



## 8 Cropredy Court, Buckingham, MK18 1UX Asking Price £330,000.00 Freehold

For sale with no upper chain, a spacious three bedroom extended family home which benefits from a good sized kitchen/diner and three good sized bedrooms. The accommodation fully comprises: Entrance door to; Kitchen/diner, inner hallway, cloakroom, sitting room with doors leading to the rear garden, first floor landing, three bedrooms and family bathroom. To the outside there is a driveway for two cars and rear garden with gated access. NO UPPER CHAIN. EPC rating D.



## **Entrance**

Door to:

## **Kitchen/Dining/Family Room**

Kitchen Area

5.73m Max x 3.29m Max

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for white goods, built in oven and hob, extractor hood over, Two Upvc double glazed windows to front aspect, Two Velux windows.

Dining Area:

2.36m Max x 2.24m Max

Radiator, downlighters.

## **Inner Hall**

Under stairs storage cupboard, downlighters, radiator.

## **Cloakroom**

White suite of low level wc, wash hand basin with mixer tap, cupboard under, tiling to splash areas, radiator, downlighters, extractor fan.

## **Sitting Room**

5.67m Max X 3.96m Max

Upvc double glazed French door to rear aspect, two radiators, Upvc double glazed window to rear aspect.

## **First Floor Landing**

Access to loft space.

## **Bedroom One**

4.09m Max to rear of wardrobe x 2.71m Max

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

## **Bedroom Two**

3.15m Max to rear of wardrobe x 2.87m Max

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

## **Bedroom Three**

2.93m Max x 2.72m

Upvc double glazed window to front aspect, radiator, built in cupboard with rails.

## **Family Bathroom**

2.86m Max x 1.96m Max

White suite of P-shaped bath with shower over, low level wc, wash hand basin with mono bloc mixer tap, cupboard under, tiling to splash areas, Upvc double glazed window to front aspect, downlighters, heated towel rail.

## **Front Aspect**

Block paved driveway to front.

## **Rear Garden**

Paved patio area, lawned area, single shed, gated access.

## **Please Note**

All mains services connected.

EPC Rating: D

Council Tax Band: C

## **N.B.**

Measurements on floor plan are approximate 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 us for further information.





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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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