

*Russell & Butler*

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**Buckingham Road, Steeple Claydon, MK18 2QA**

**Asking Price £359,950.00 Freehold**

A well presented three bedroom semi detached family home with a large rear garden in excess of 180 feet in length. situated in this popular village location. The property has gas to radiator central heating, UPVC double glazing, fitted kitchen with integrated appliances and to the front parking for several cars. The accommodation fully comprises: Entrance hall, sitting room, kitchen/dining room, rear lobby, cloakroom and upstairs three bedrooms and family bathroom. The garden at the rear has a good sized lawn and patio area. Energy rating D.



### **Entrance**

Door to:

### **Sitting Room**

4.84m x 3.28m

Fireplace (potential to open), wood mantle, Upvc double glazed window to front aspect, Upvc double glazed French patio doors to rear garden, tall radiator, door to kitchen.

### **Kitchen/Dining Room**

3.45m Max x 2.43m

Fitted to comprise inset single drainer stainless steel sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edged work surfaces over, four ring gas hob with extractor hood over, electric oven under, integrated washing machine, integrated dishwasher, integrated Fridge-freezer, Upvc double glazed window to rear aspect, double panel radiator, open through to dining room (3.15m X 2.87m) radiator, Upvc double glazed window to front aspect, door to rear lobby.

### **Rear Lobby**

Radiator, Upvc double glazed door to side, door to cloakroom, white suite of wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, Upvc double glazed window to side aspect.

### **First Floor Landing**

Radiator, Upvc double glazed window to rear aspect.

### **Bedroom One**

3.61m x 3.17

Radiator, access to loft space, built in wardrobes, Upvc double glazed window to front aspect.

### **Bedroom Two**

3.30m x 2.67m + Door recess

Radiator, Upvc double glazed window to front aspect, cupboard housing "Worcester" gas fired boiler supplying both domestic hot water and radiator central heating, fitted shelf.

### **Bedroom Three**

2.09m x 2.07m

Radiator, Upvc double glazed window to rear aspect (Cracked window is being replaced).

### **Family Bathroom**

2.62m x 1.69m

White suite of panel bath with mixer tap, shower over, wash hand basin, cupboard under, low flush wc, ceramic tiling to splash areas, radiator, Upvc double glazed window to rear aspect, radiator.

### **Front Garden**

Accessed via a five bar gate, laid to lawn, tarmac driveway providing parking for several cars, fully enclosed by timber fencing.

### **Rear Garden**

Large rear garden, laid to lawn with good sized patio, flower and shrub borders, outside tap, outside light, west facing.

### **Please Note**

All mains services connected.

EPC rating: C

Council Tax Band: D

Measurements on floor plan are approximately 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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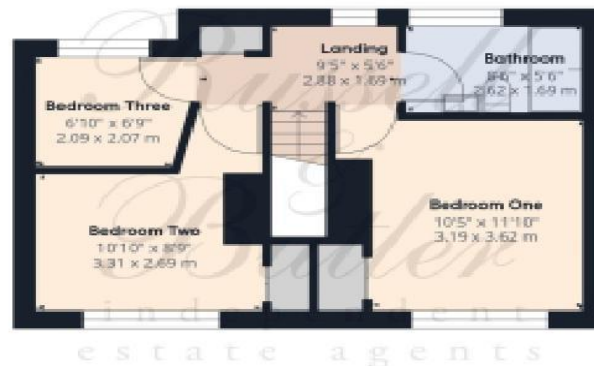
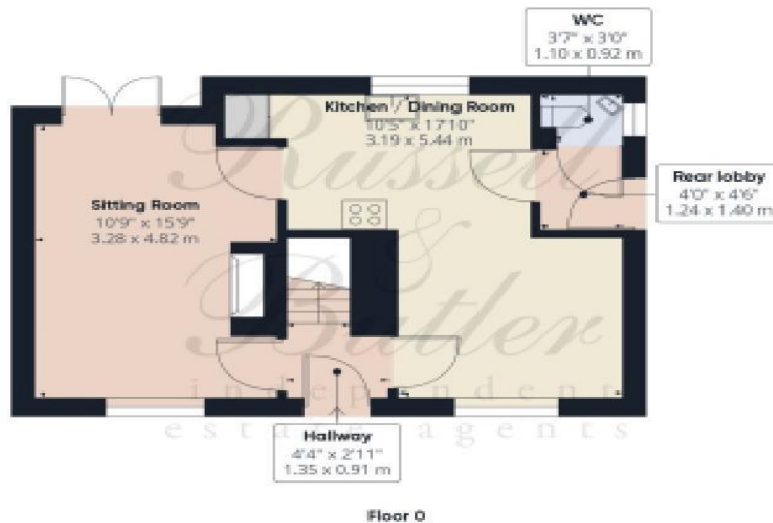


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Approximate total area<sup>1</sup>  
830.43 ft<sup>2</sup>  
77.15 m<sup>2</sup>

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.

G18A/P/E360

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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