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# The Dene, Steeple Claydon, MK18 2PB

## Asking Price £479,995 Freehold

A rare opportunity to purchase this spacious four bedroom extended family home well situated in a cul de sac location in the popular village of Steeple Claydon. The property is immaculately presented throughout has been extended double storey providing plenty of space on both levels and has off road parking for 4-5 vehicles. The property has also been well maintained by the current owners and will have a brand new white bathroom suite prior to an exchange of contracts. The accommodation fully comprises: Entrance hall with storage space, cloakroom, oak fitted kitchen with granite work surfaces open through to the dining area, utility area/boot room, spacious sitting room, garden room with velux windows and doors leading out to the rear, first floor landing, four good sized bedrooms and family bathroom. Garage Space & Driveway. EPC rating C.



### **Entrance**

Door to:

### **Entrance Hall**

Under stairs storage space, Upvc double glazed window to side aspect, radiator, stairs rising to first floor, open through to Utility area/Boot room.

### **Cloakroom**

White suite of low level wc, sink, tiling to splash areas, heated towel rail, Upvc double glazed window to rear aspect.

### **Sitting Room**

6.68m Max x 3.27m Max

Upvc double glazed window to front aspect, two radiators.

### **Kitchen/Diner**

5.83m x 2.98m

Solid Oak kitchen with a range of base and eyelevel units, Belfast sink with mixer tap, cupboard under, Granite work tops, tiling to splash areas, space for Range cooker, extractor over, built in dishwasher, built in fridge, radiator, double glazed window to rear aspect, open through to sitting room.

### **Utility Area/Boot Room**

2.69 Max x 2.47m Max

Built in storage, space for washing machine, space for additional white goods, heated towel rail, Upvc double glazed window to side aspect.

### **Garden Room**

4.89m Max x 2.92m Max

Electric under floor heating, power connected, downlighters, two Velux windows.

### **First Floor Landing**

Access to loft space, radiator.

### **Bedroom One**

5.75m x 3.02m

Upvc double glazed window to front aspect, radiator.

### **Bedroom Two**

3.16m Max to rear of wardrobe x 3.03m Max

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

### **Bedroom Three**

3.89m Max to rear of storage x 2.72m Max to rear of storage

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

### **Bedroom Four**

2.57m x 2.15m to front of storage

Upvc double glazed window to rear aspect, radiator, built in storage, 'Valliant' combi boiler.

### **Family Bathroom**

Coloured suite of bath, pedestal wash hand basin, low level wc, Upvc double glazed window to rear aspect, tiling to splash areas.

(PLEASE NOTE: Will be refitted to a new white bathroom suite prior to an exchange of contracts.)

### **Outside**

#### **Front Aspect**

Driveway for 4-5 Vehicles, outside light.

#### **Rear Garden**

Low maintenance rear garden, a range of flower and shrub beds, outside tap, outside power, gated side access to either side of property, two storage sheds.

#### **Garage Space**

4.28m Max x 2.47m Max

Power and light connected, up and over door.

#### **Please Note**

All main services connected.

Council Tax Band D.

EPC Rating: C

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 Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.



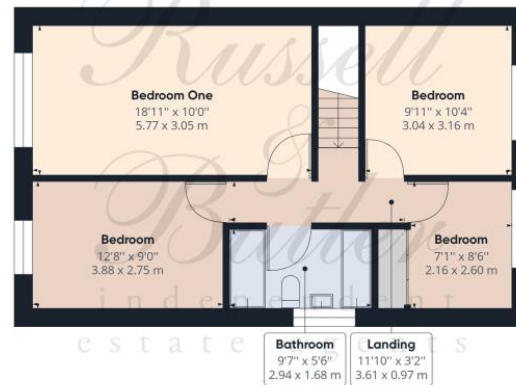


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1452.35 ft<sup>2</sup>  
134.93 m<sup>2</sup>

(1) 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.

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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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