

*Russell & Butler*

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# Chandos Close, Buckingham, MK18 1AW

Asking Price £375,000.00 Freehold

Offered for sale with no onward chain, a three double bedroom link detached home in a non estate location in a quiet cul de sac, and within easy walking distance to Buckingham Town and catchment for the Royal Latin Grammar School. The accommodation offered: Entrance porch, entrance hall, ground floor cloakroom, kitchen, separate dining room and generous sitting room with French door to the rear garden and enjoying views of St Peter & Paul Church. To the first floor; landing with airing cupboard housing gas combi boiler, spacious double bedroom to the rear, again with views over the town, two further double bedrooms, cloakroom and shower room. There are enclosed gardens to the rear with patio, lawn area and driveway for several vehicles to the front leading to the single garage. EPC rating C



### **Entrance**

Brick built entrance porch leading to entrance hall.

### **Entrance Hall**

Providing access to accommodation, stairs rising to first floor, radiator, built in under stair storage cupboards.

### **Cloakroom**

White suite of low level wc, wall mounted wash hand basin with mosaic tiling to splash areas, Upvc double glazed window to front aspect, radiator, ceramic tiled flooring.

### **Sitting Room**

*11' 3" X 17' 7" (3.45m X 5.38m)*

Large Upvc double glazed window and door leading to a patio and the rear garden with lovely views across the town and the church, radiator, coving to ceiling.

### **Dining Room**

*11' 3" X 8' 5" (3.44m X 2.57m)*

Upvc double glazed window to side aspect, radiator, two wall light points, coving to ceiling, wooden flooring.

### **Kitchen**

*11' 2" X 7' 9" (3.42m X 2.38m)*

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, a further range of wall and base units, work tops over, ceramic tiling to splash areas, space and plumbing for automatic washing machine, space for fridge/freezer, space for cooker, Upvc double glazed door to side aspect, serving hatch to dining room.

### **First Floor Landing**

Upvc double glazed window to side aspect, airing cupboard housing gas fired boiler supplying both domestic hot water and radiator central heating.

### **Bedroom One**

*9' 10" X 17' 7" (3.01m X 5.38m)*

Large Upvc double glazed window to rear aspect with views over Buckingham town, radiator.

### **Bedroom Two**

*9' 0" X 8' 11" (2.75m X 2.74m)*

Upvc double glazed window to side aspect, radiator, built in wardrobe, access to part boarded loft space with light.

### **Bedroom Three**

*9' 0" X 9' 0" (2.76m X 2.76m)*

Upvc double glazed window to front aspect, radiator.

### **Separate Cloakroom**

White suite of low level wc, wall mounted wash hand basin, Upvc double glazed window to front aspect.

### **Shower Room**

*5' 7" X 5' 4" (1.71m X 1.64m)*

White suite of double width fully tiled, walk in shower cubicle with shower as fitted, wall mounted wash hand basin with storage under, full ceramic tiling to walls, radiator, Upvc double glazed window to front aspect.

### **Front Garden**

Laid mainly to lawn with driveway providing off road parking and leading to single garage, gated access to the rear garden.

### **Rear Garden**

Laid mainly to lawn with a paved patio area with steps down to lawn, established trees and planting, summer house, outside tap, fully enclosed, gated side access.

### **Single Garage**

*16' 7" X 8' 2" (5.06m X 2.51m)*

Up and over door, light and power connected.

### **Please Note**

Council Tax Band: D

EPC Rating: C

Broadband - For Availability - Please See Links Below

<https://checker.ofcom.org.uk/>

<https://www.openreach.com/fibre-broadband>

For Mobile Phone Coverage and Availability - Please See Link Below

<https://checker.ofcom.org.uk/>

Measurements on floor plan are approximately 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 when the

measurements are both shown in imperial and metric.

### **Mortgage Advice**

If you require a mortgage we would 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 Clare on 01280 815999 or 07772 159555.





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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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