

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Queen Catherine Road, Steeple Claydon, MK18 2PZ

Freehold Asking Price £550,000

A rare opportunity to purchase this detached residence situated on a plot of approximately .27 of an acre offering excellent potential to extend (subject to planning). The property is being offered for sale for the first time in 40 years and would make an ideal family home. Benefits include gas to radiator central heating, double glazed windows, garage, ample car parking and fabulous country views to the side and rear. The accommodation comprises: Entrance hall, cloakroom, large sitting room, kitchen, two utility rooms, two large double bedrooms, bathroom and garage. NO ONWARD CHAIN. Energy rating awaited.



Entrance

Solid wood entrance door to:

Entrance Hall

Double radiator, under stairs storage cupboard, stairs rising to the first floor, double glazed window to front aspect.

Cloakroom

White low level wc, double glazed window to front aspect.

Sitting Room

27' 5" X 12' 0" (8.38m X 3.66m)

8.38m x 3.66m Max, 2.12m Min - Irregular shaped room

Stone built fireplace, two double radiators, three double glazed windows to side and rear aspects, double glazed single panel doors to rear garden.

Kitchen

8' 10" X 11' 0" (2.70m X 3.36m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with extractor hood over, split level electric double oven and grill, double glazed window to front aspect.

Utility Room

6' 11" X 6' 2" (2.11m X 1.89m)

Cupboard housing "Ideal" gas fired boiler supplying both central heating and domestic hot water, double glazed window to rear aspect, glazed door to rear garden, door to:

Second Utility Room

9' 0" X 4' 0" (2.76m X 1.23m)

Double glazed window to front aspect.

First Floor Landing

Two double glazed windows to front aspects, double radiator.

Bedroom One

15' 1" X 12' 2" (4.61m X 3.71m)

Double radiator, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted, two double glazed windows to side and rear aspects with country views.

Bedroom Two

12' 0" X 12' 0" (3.67m X 3.66m)

Double radiator, built in wardrobes, double glazed window to rear aspect with country views, large walk in eaves storage cupboard (5.63m x 2.03 Max. N.B. some restricted head room)

Family Bathroom

9' 4" X 5' 10" (2.86m X 1.78m)

White suite of panel bath, fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, heated towel radiator, full ceramic tiling to all walls, two double glazed windows to front and side aspects.

Front Garden

Accessed via a five bar gate, laid to lawn with well stocked flower and shrub borders, extensive block paved driveway providing ample parking and leading to attached garage, enclosed by hedge and fencing, gated side access to:

Rear Garden

Large garden laid mainly to lawn with well stocked flower and shrub beds and borders, two paved patios, fish pond, outside tap, views over open country side to rear, fully enclosed.

Garage

18' 5" X 7' 4" (5.63m X 2.26m)

Electric up and over door, power and light connected, window to rear aspect.

Please Note

All mains services connected.

Council Tax Band: E

EPC Rating: TBC

Standard and Superfast broadband available.

Mobile Voice and Data - Indoor EE limited Outside EE, O2, Vodafone and Three Likely

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.

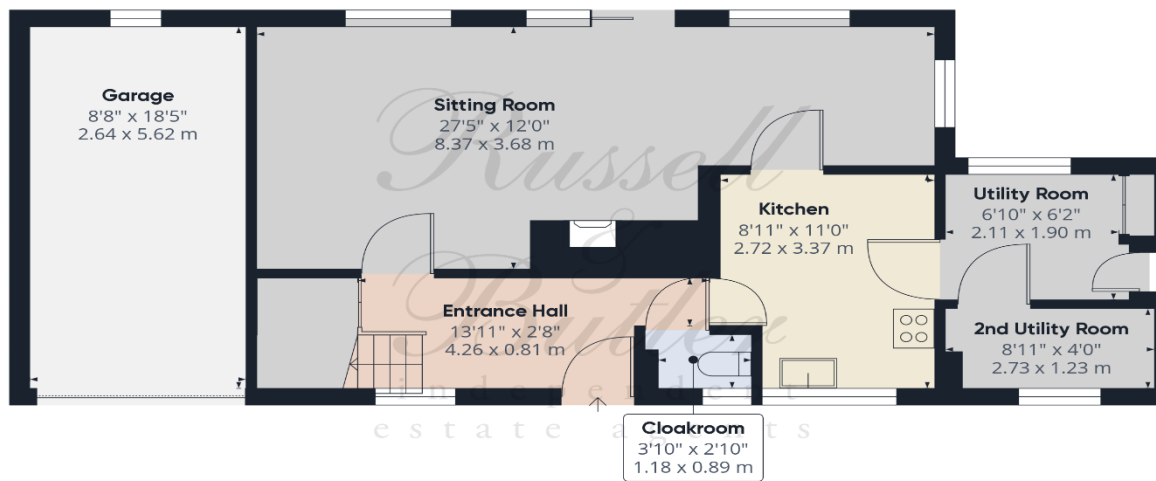


*Russell
&
Butler*
independent
estate agents

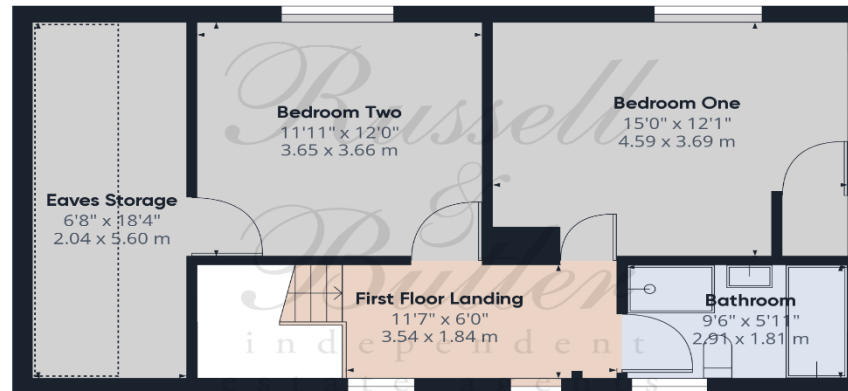




*Russell
&
Butler*
independent
estate agents



Floor 0



Floor 1

Approximate total area⁰

1318.52 ft²
122.49 m²

Reduced headroom

63.42 ft²
5.89 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

Visit us online: www.russellandbutler.com

