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# Sandstone Close, Calvert Green, MK18 2FF

## Asking Price £525,000.00 Freehold

A spacious well designed five bedroom family home well situated opposite an open green on the Calvert Green development. The property benefits from plenty of parking at the side and rear, a detached double garage, refitted gas fired boiler, three reception rooms as well as a separate kitchen/diner and utility. The accommodation of the property fully comprises: Entrance hall with built in storage, sitting room with French doors leading out to the rear garden, study, dining room which could be used as a further bedroom, kitchen/diner, utility room, first floor landing with storage, main bedroom with built in wardrobes and ensuite, two further good sized bedrooms both with built in wardrobes, family bathroom, second floor landing with velux window to the rear, shower room and two double bedrooms. To the front of the property there is a driveway leading down to the double garage, further off road parking located at the rear, rear garden with patio seating and a detached double garage with power and light connected. EPC rating C. NO UPPER CHAIN.



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### **Entrance**

Door to:

### **Entrance Hall**

Built in storage, stairs rising to first floor, radiator.

### **Cloakroom**

White suite of low level wc, wash hand basin with storage under, tiling to splash areas, radiator.

### **Sitting Room**

19' 5" X 10' 3" (5.92m Max to French doors x 3.13m max to rear of fireplace)

Radiator, electric fire (disconnected), Upvc double glazed windows and French doors to rear.

### **Study**

11' 9" X 7' 3" (3.59m into Bay x 2.22m + Door recess)

Upvc double glazed window to front aspect, radiator.

### **Dining Room**

10' 5" X 10' 3" (3.18m Plus Bay x 3.14m Max)

Upvc double glazed window to front aspect, radiator.

### **Kitchen/Diner**

14' 8" X 9' 10" (4.49m Max x 3.01m 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 dishwasher, range cooker, extractor over, space for fridge freezer, built in fridge, two Upvc double glazed windows to rear aspect.

### **Utility Room**

Stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for washing machine, space for dryer, Ideal gas fired boiler, door to side.

### **First Floor Landing**

Stairs rising to second floor, airing cupboard with hot water tank and shelving.

### **Bedroom One**

13' 10" X 10' 4" (4.22m + Wardrobe area x 3.16m Max)

Built in wardrobes, two Upvc double glazed windows to front aspect, radiator.

### **En-Suite**

Walk in shower, white suite of low level wc, pedestal wash hand basin, tiling to splash areas, radiator, Upvc double glazed window to front aspect.

### **Bedroom Four**

11' 3" X 10' 5" (3.43m + door recess x 3.20m + door recess)

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

### **Bedroom Five**

8' 10" X 8' 4" (2.71m x 2.56m plus wardrobes)

Built in wardrobe, Upvc double glazed window to rear aspect, radiator.

### **Family Bathroom**

White suite of bath with shower attachment, pedestal wash hand basin, low level wc, tiling to splash areas, Upvc double glazed window to side aspect, heated towel rail.

### **Second Floor Landing**

Access to loft space, velux window to rear aspect.

### **Shower Room**

Walk in shower, white suite of low level wc, pedestal wash hand basin, tiling to splash areas, Upvc double glazed window to front aspect, radiator.

### **Bedroom Three**

16' 10" X 8' 4" (5.15m Max, 4.48m Min x 2.56m Max)

Upvc double glazed window to front aspect, radiator.

### **Bedroom Two**

16' 10" X 10' 5" (5.14m Max, 4.92m Min x 3.20m)

Upvc double glazed window to front aspect, radiator.

### **Outside**

### **Front Aspect**

Driveway, a range of shrub beds, outside light, gates leading to:

### **Rear Garden**

Further driveway parking, laid to lawn with paved patio seating area, outside light, outside tap.

### **Double Garage**

5.42m Max x 5.60m Max

Eaves storage space, two up and over doors, power and light connected, pedestrian door to side.

### **Please Note**

Please note some restricted head room in second floor bedrooms.

All mains services connected.

EPC rating C.

Council Tax Band F.

Standard and Ultrafast broadband available.

Mobile:

Indoor

EE Voice and Data Likely.

Three Voice and Data limited.

Outdoor

EE and Three Voice and Data Likely.

Flood Risk:

The property is in an area with very low risk of flooding.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

### **Mortgage Advice**

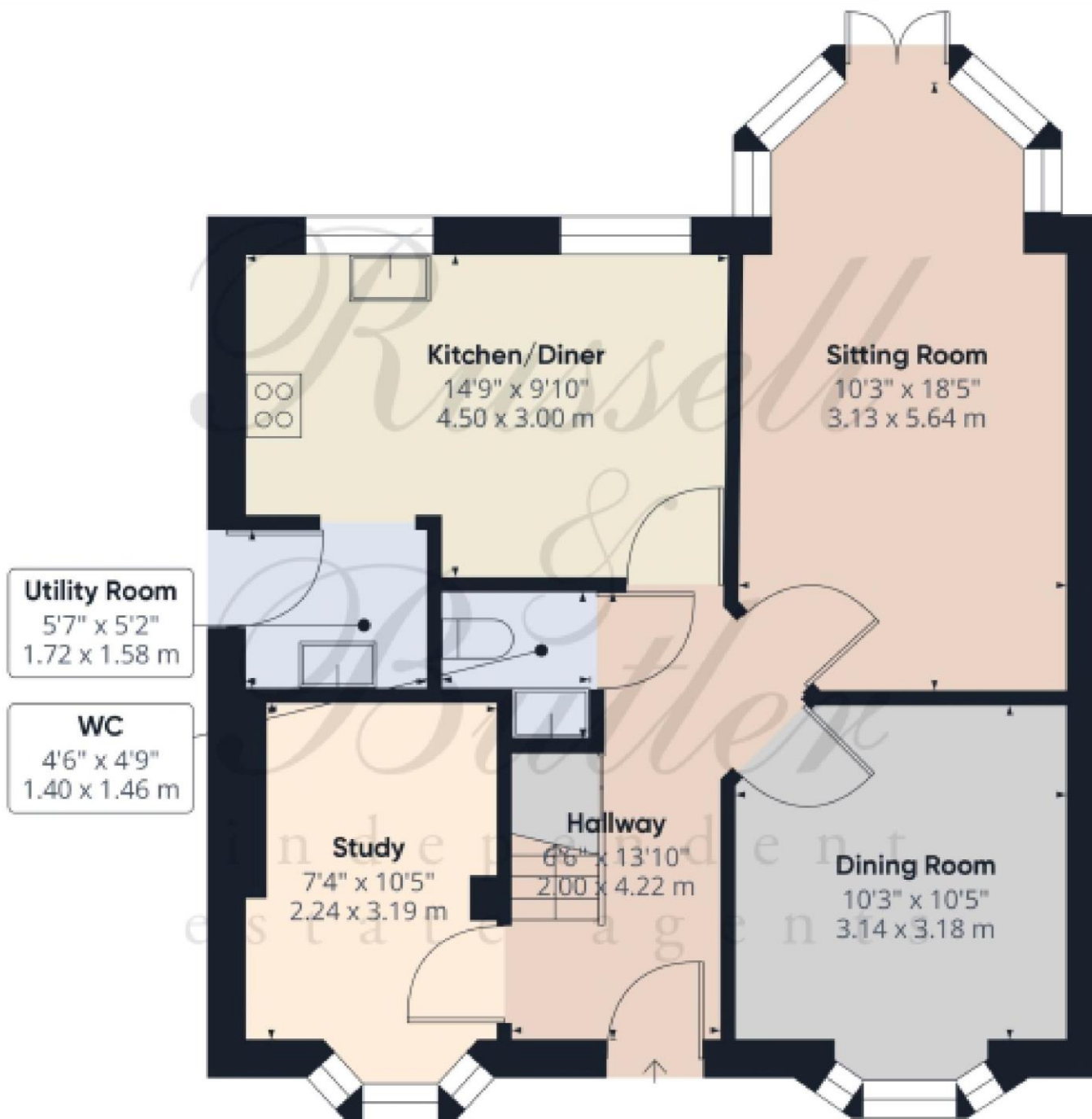
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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LANDSCAPE DESIGN  
(714) 444-1111





Approximate total area<sup>(1)</sup>

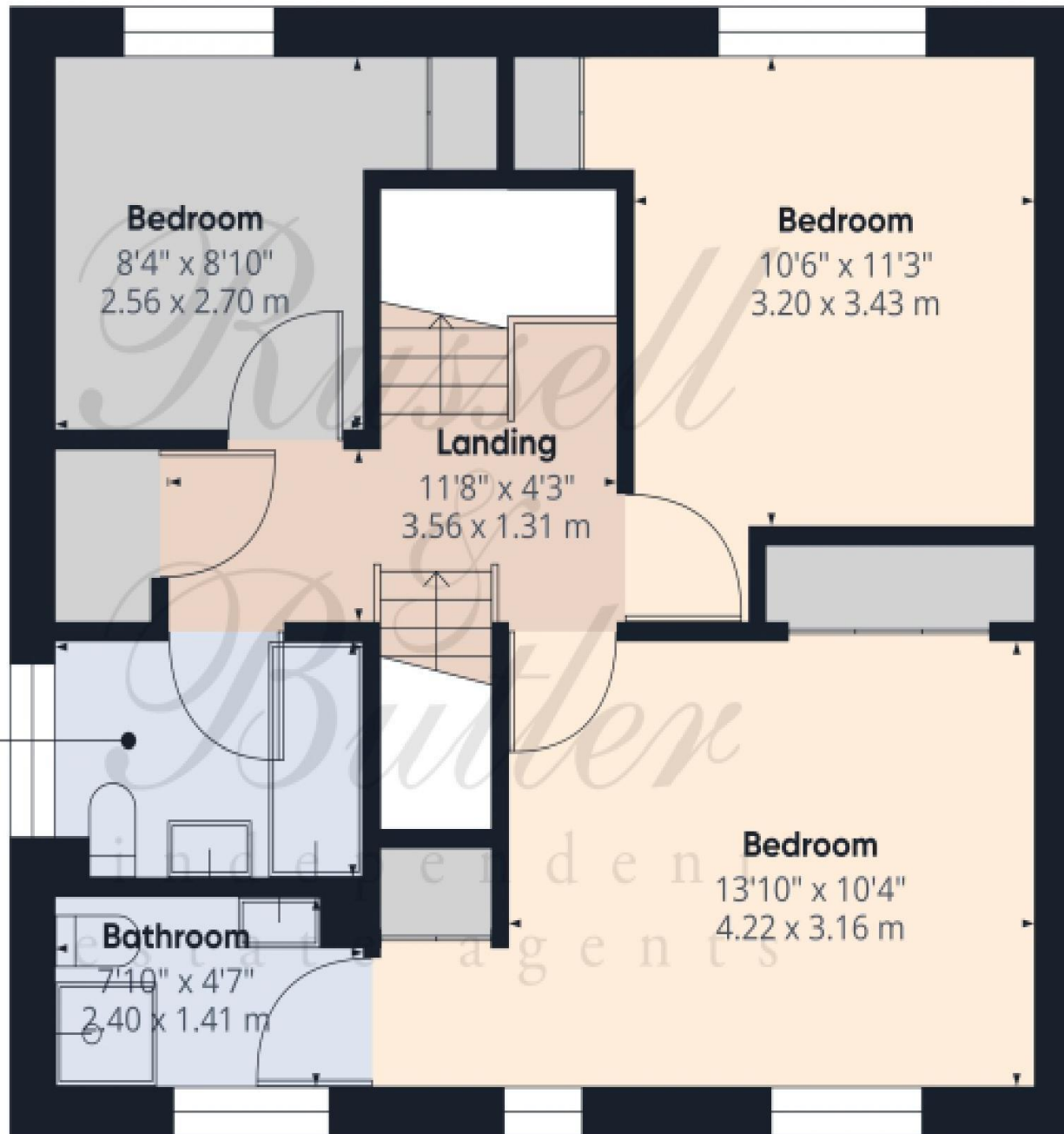
644 ft<sup>2</sup>  
59.83 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>

564.67 ft<sup>2</sup>

52.46 m<sup>2</sup>

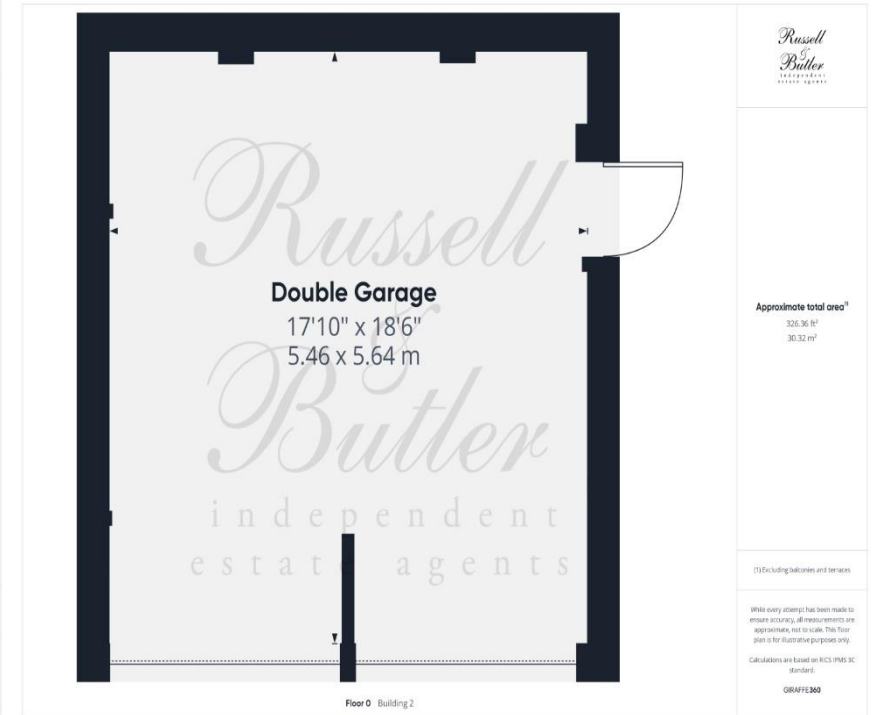
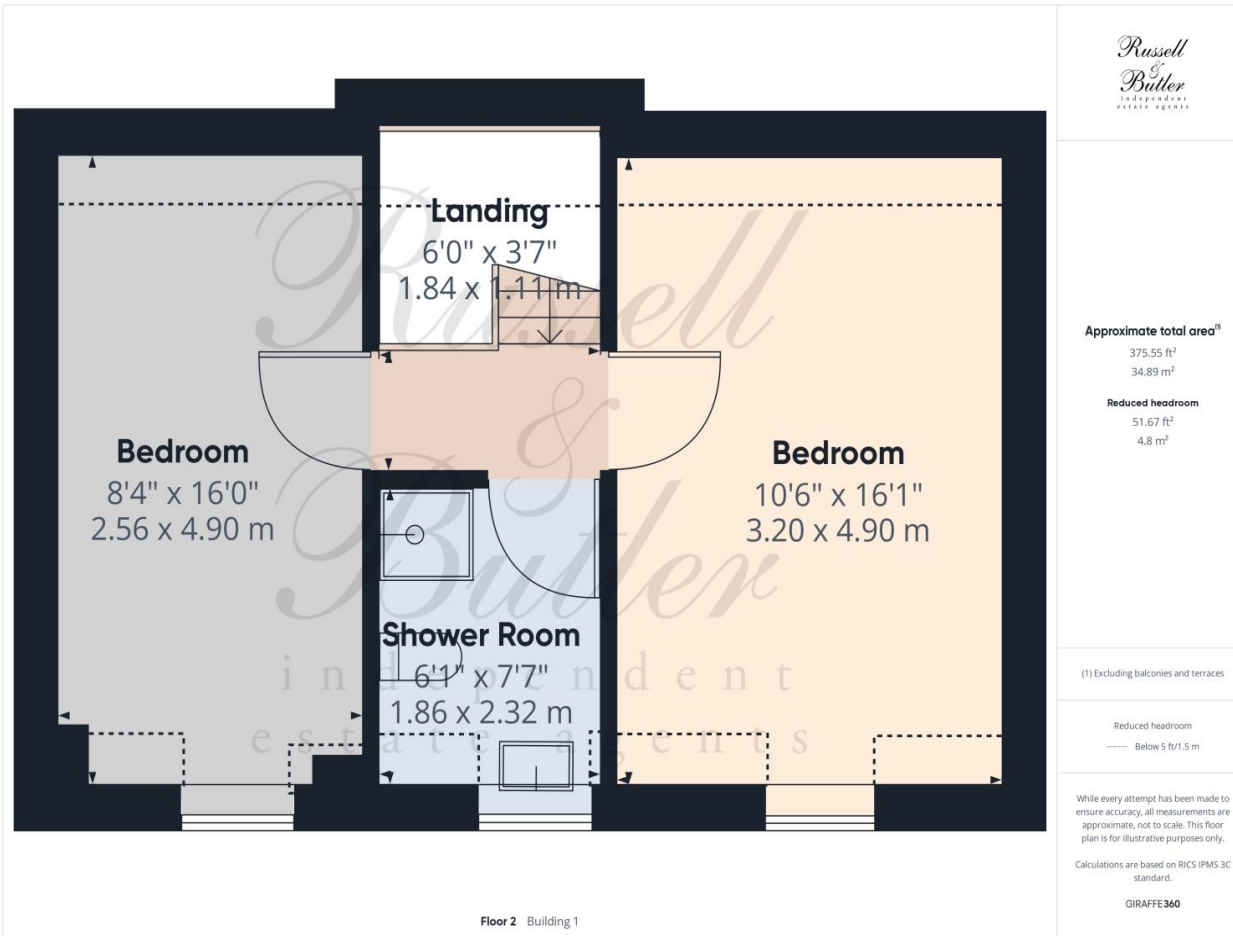
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPWS SC standard.

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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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