

Russell & Butler

i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Welford Close, Steeple Claydon, MK18 2GP

Asking Price £540,000 Freehold

A very well presented four bedroom detached family home well situated in a village location not far from Buckingham and Bicester. The property benefits from a spacious kitchen/diner at the rear, driveway, garage and all good sized bedrooms. The accommodation of the property fully comprises: Entrance hall with built in storage, sitting room with bay window and double doors leading to the kitchen/diner with various integrated appliances, cloakroom/laundry room, study, first floor landing with built in storage, main bedroom with bay window and ensuite, three further good sized bedrooms and family bathroom. To the outside there are both front and rear gardens, single garage, driveway parking and gated side access to the rear. EPC Rating B. Annual maintenance charge for development approx. £289 per annum. Council Tax Band F. Freehold.



Entrance

Door to:

Entrance Hall

Radiator, stairs rising to first floor, under stairs storage cupboard.

Cloakroom/Utility Area

Low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, radiator, Upvc double glazed window to side aspect, built in storage, work top, space for washing machine.

Sitting Room

17' 1" X 11' 5" (5.22m Max into Bay x 3.5m)

Upvc double glazed window to front aspect, Upvc double glazed window to side aspect, radiator, double doors to:

Kitchen/Dining Room

25' 1" X 10' 3" (7.66m X 3.13m)

A range of base and eyelevel units, stainless steel sink unit, cupboard under, work tops over, built in oven and grill, built in fridge freezer, built in 5 ring hob, extractor hood over with splash back, built in dishwasher, cupboard housing 'Potterton' boiler, Upvc double glazed window to rear aspect, Upvc double glazed French door to rear aspect, two radiators.

First Floor Landing

Access to loft space, cupboard with linen shelving as fitted.

Bedroom One

11' 7" X 13' 2" (3.54m Max x 4.03m Into Bay and door recess)

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

En-Suite

Fully tiled walk in shower, low level wc, wash hand basin with mixer tap, tiling to splash areas, heated towel rail, downlighters, extractor fan.

Bedroom Two

14' 5" X 9' 3" (4.4m Max x 2.82m Max)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

10' 11" X 10' 0" (3.33m Max x 3.07m Max)

Upvc double glazed window to front aspect, radiator.

Bedroom Four

10' 5" X 8' 2" (3.20m X 2.51m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with shower over, shower screen as fitted, low level wc, wash hand basin with mixer tap, heated towel rail, Upvc double glazed window to side aspect, extractor fan, downlighters.

Outside

Front Aspect

Laid mainly to lawn, path leading to property entrance, outside light, driveway leading to garage.

Rear Garden

Laid mainly to lawn with patio area, gated side access, outside tap, outside light.

Single Garage

22' 11" X 11' 2" (7m Max x 3.41m Max)

Up and over door, power and light connected, eaves storage space.

Mortgage Advice

Management Charge approx. £289.40 per annum (2024-2025)

EPC Rating: B.

Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas heating

BROADBAND/MOBILE COVERAGE: Standard & Ultrafast broadband available. Offering highest speeds of 940Mbps download and 940Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Driveway parking

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

Please Note

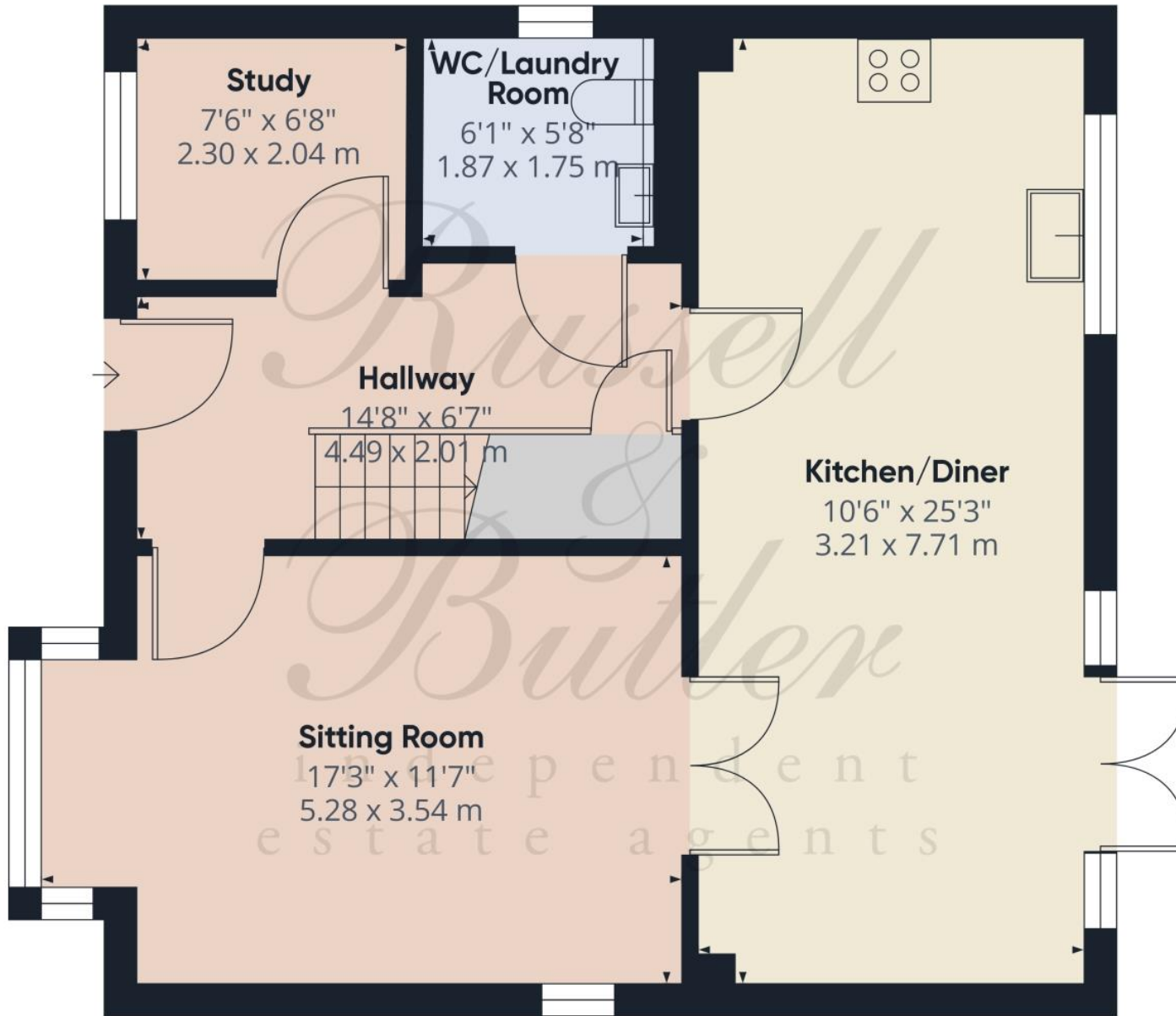
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





*Russell
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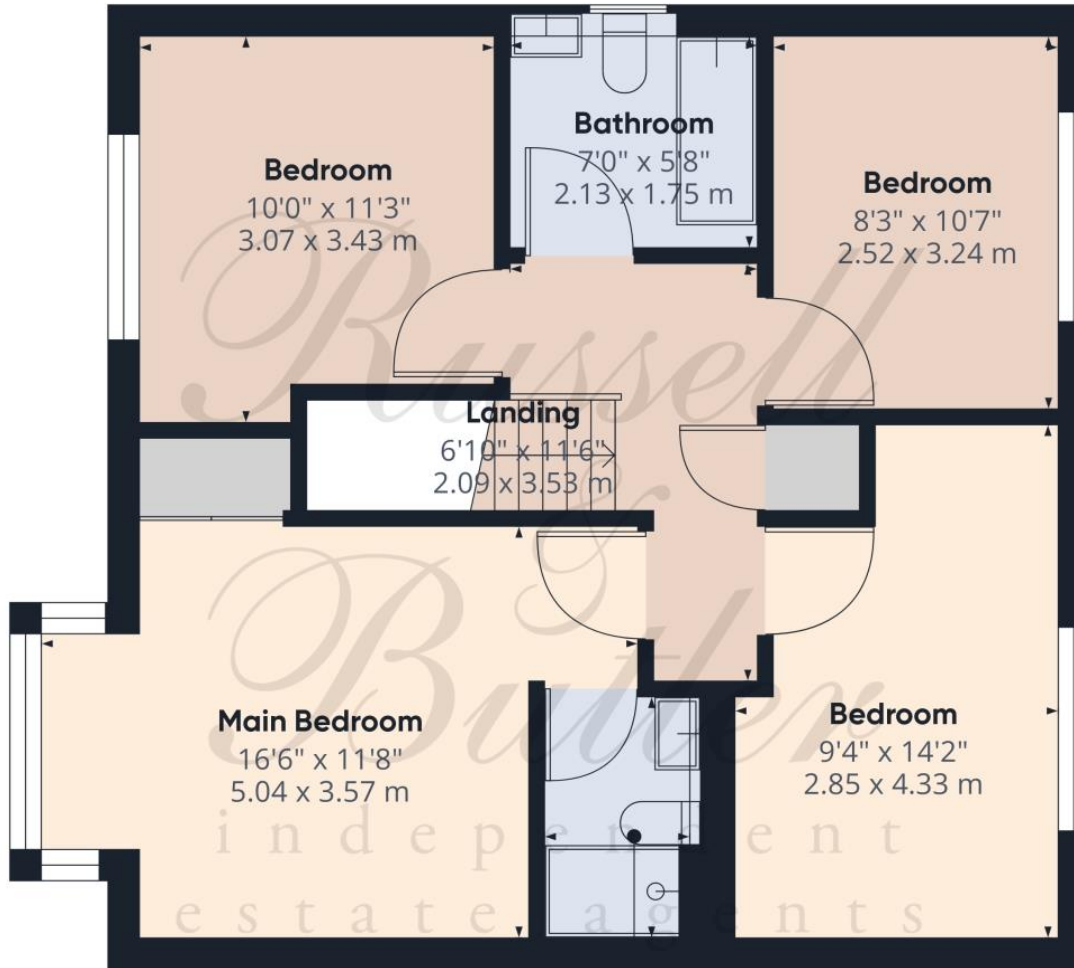
Approximate total area⁽¹⁾
650.68 ft²
60.45 m²

(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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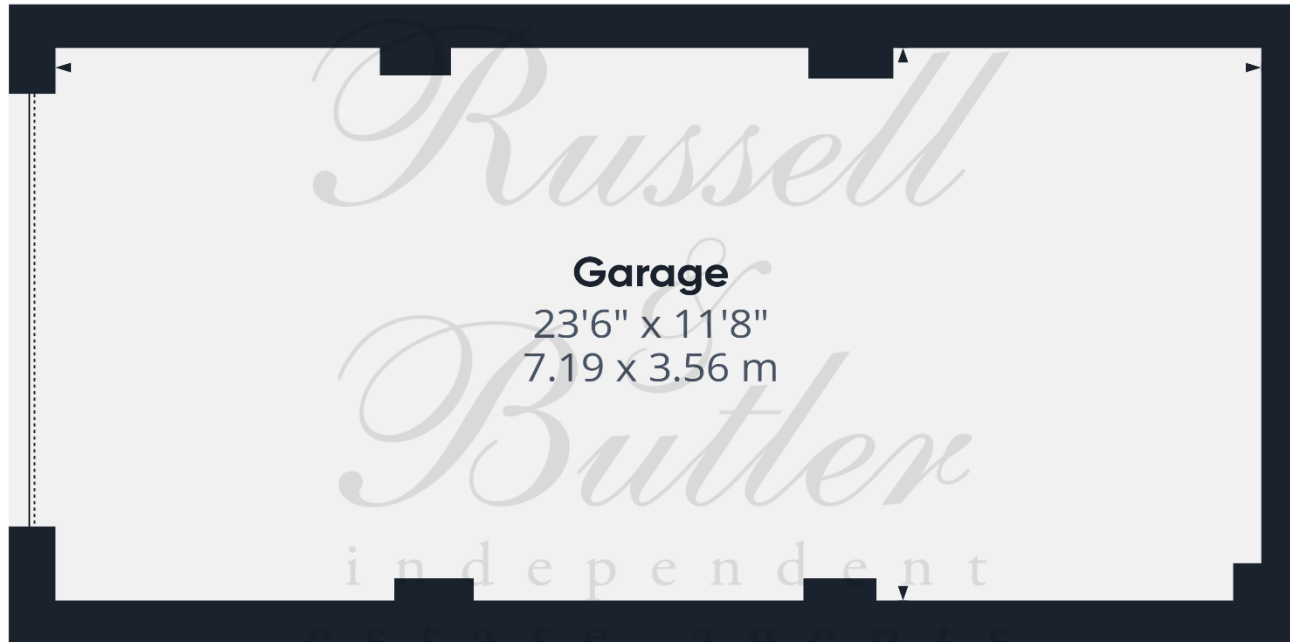
Approximate total area^m
626.03 ft²
58.16 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Garage

23'6" x 11'8"
7.19 x 3.56 m

Approximate total area⁽¹⁾
272 ft²
25.27 m²

(1) Excluding balconies and terraces

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Floor 0 Building 2

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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