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The Island
Steeple Claydon

The Island Steeple Claydon MK18 2NU

Offers in Excess of: £280,000

A deceptively spacious & extended 2 bedroom bungalow with garage, situated within a quiet cul-de-sac and just a short walk to the local shop. Presented in lovely condition and is offered chain free.

The property consists of: Entrance hallway with ample space for coats and shoes, which leads into the inner hallway where all rooms lead from.

The property offers a spacious reception room with modern sliding door to the patio and garden. The kitchen has ample eye and waist level storage units, built in oven and grill, electric hob and plumbing for white goods.

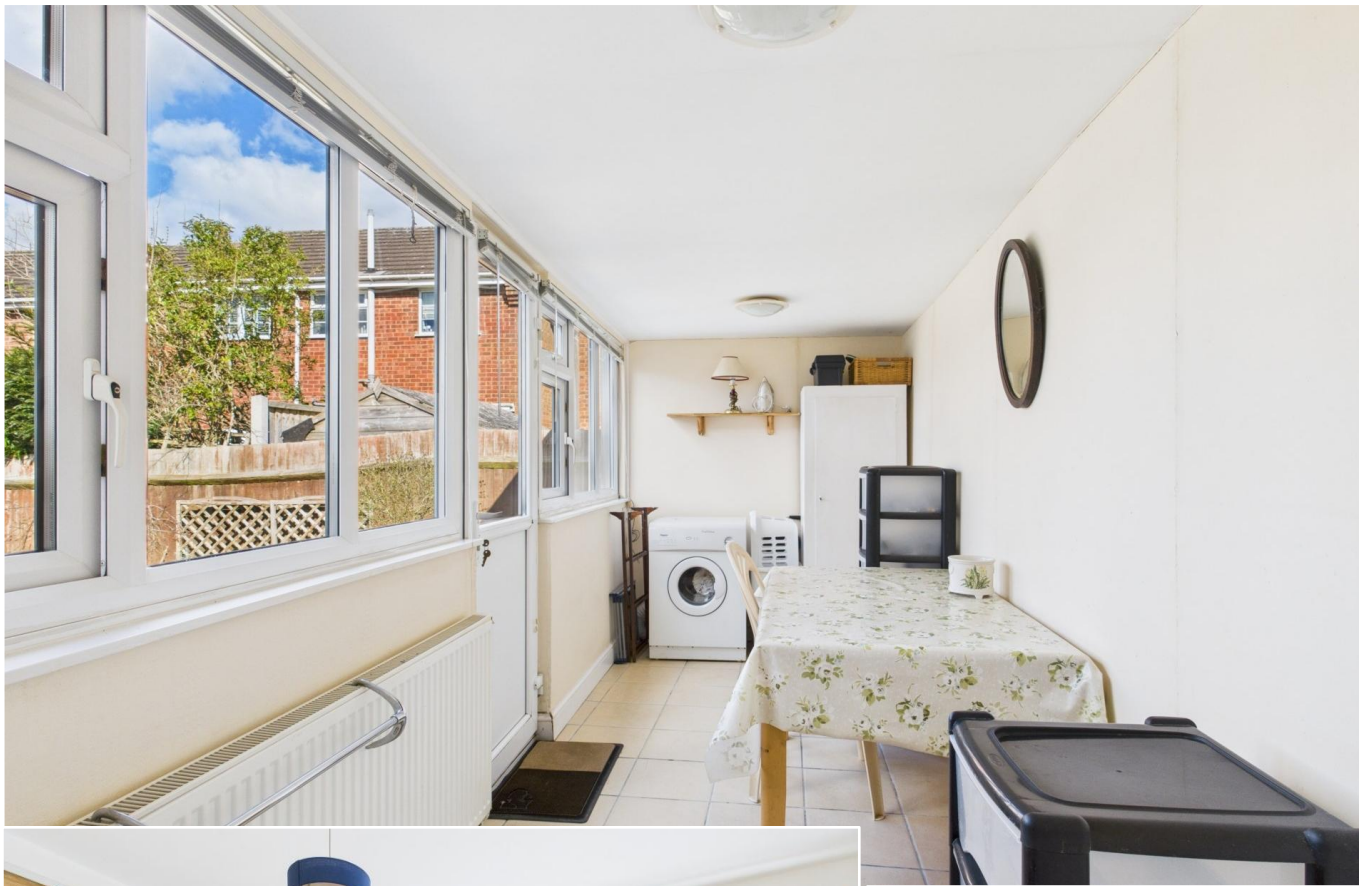
In addition to the reception room, there is also a sun room/dining room that could serve many uses as required, also with a door to the garden.

There are two double size bedrooms both benefitting from fitted wardrobes and a shower room with double shower, vanity unit and heated towel rail.

Outside

The enclosed rear south east facing garden is designed for low maintenance and simply to enjoy. To the front of the property there is driveway parking for several cars and a garage just a short stroll away.

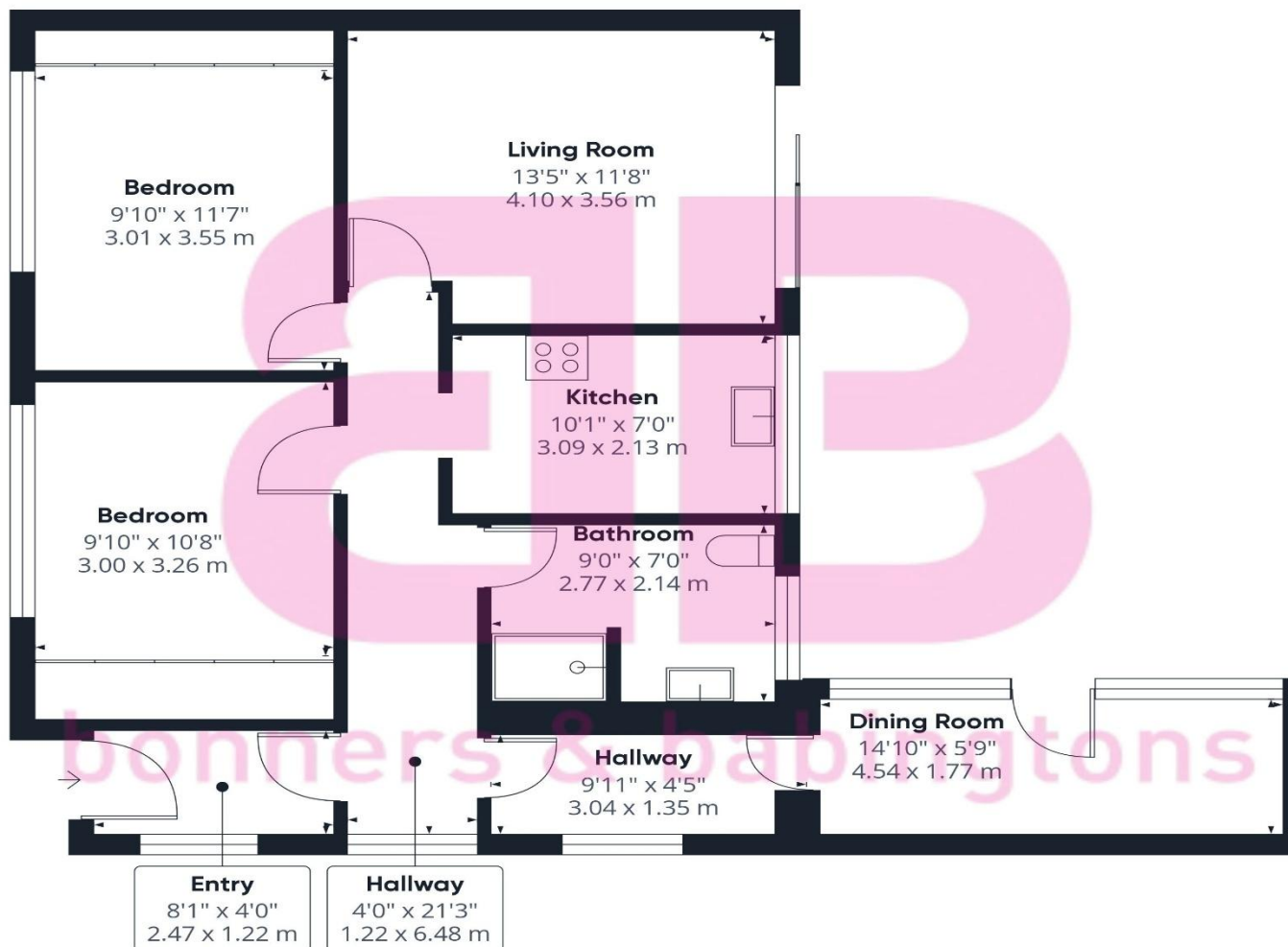




Location

Steeple Claydon is a village and civil parish in the Aylesbury Vale district of Buckinghamshire, England. The village is about 5 miles south of Buckingham, 5 miles west of Winslow and 7 miles northwest of Waddesdon. Steeple Claydon is now one of the largest villages in the Aylesbury Vale. It has two public houses, a Co-op supermarket, a news agent, a bakery, a post office, a hairdresser, a fish & chips shop, a Chinese Takeaway, a dentist, a doctor's surgery and two garages. There are excellent transport links. Nearest station - Bicester North - approx 10.4 miles Steeple Claydon School (Infants) - approx 0.2 miles The Buckingham School (Secondary comprehensive) - approx 5 miles Royal Latin School (Secondary Grammar) - approx 5.2 miles

EPC PENDING
COUNCIL TAX BAND C



Approximate total area⁽¹⁾
783.18 ft²
72.76 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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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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