



4 Red Kite View

Calvert | Buckingham | Buckinghamshire | MK18 2FX



4 Red Kite View

Calvert | Buckingham | Buckinghamshire | MK18 2FX

Williams Properties are pleased to present this lovely three bedroom house in the desirable village location of Calvert, Buckingham. The property is well presented and offers an entrance hall, kitchen, downstairs cloakroom, lounge/diner, three bedrooms, en suite and family bathroom. Outside there is a fully enclosed rear garden, single garage & allocated parking to the front. Viewing comes highly recommended on this superb family home.

£330,000

- Sought After Village Location
- Three Bedrooms
- Road Links To A41/M40/M1
- En Suite & Downstairs WC
- Single Garage & Parking
- End Of Terrace
- Enclosed Rear Garden
- Ideal Family Home

Calvert

Calvert is a modern development located between the A41 Bicester Road and the A413 Buckingham Road making this an ideal location to pick up road connections to Oxford, M40 or Milton Keynes and the M1. Calvert is a fairly large development of predominantly executive detached homes and has a centre which includes a recreational park and community centre. Also close by is Great Moor Sailing Club and many country walks. The nearby market town of Buckingham offers schooling and a full range of sports, restaurants and shopping facilities.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the hall consisting of tiled flooring, fitted lights to the ceiling and doors to the downstairs wc, kitchen and lounge/diner. Stairs rise to the first floor.



The main village of Calvert offers residents a recreational park and community centre, with a sailing club nearby. A more extensive range of amenities and facilities is located in Bicester which is approximately 7 miles away.



Downstairs WC

Downstairs wc comprises a low level wc, a corner pedestal hand wash basin with a mixer tap, wall mounted radiator and tiled flooring.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, an inset sink bowl unit with mixer tap and drainer, inset gas hob, oven, extractor fan and splashback. Space for fridge/freezer, washing machine and dishwasher. Door to the lounge/diner.

Lounge / Diner

Lounge/diner consists of French doors leading out to the rear garden, window to the side aspect, wood effect flooring, spotlights to ceiling and a wall mounted radiator. Space for a sofa set, dining table and chairs and/or a range of other furniture.

First Floor

Doors to all bedrooms, bathroom and airing cupboard. Access to the loft space.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, wall mounted radiator and door to the en suite. Space for a double bed and other bedroom furniture.

En Suite

En suite comprises a low level wc, hand wash basin with a mixer tap and enclosed shower cubicle with tiling to splash sensitive areas. Heated towel rail and a frosted window.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a range of furniture.

Bathroom

Bathroom comprises a low level wc, hand wash basin and a panelled bathtub with shower and shower screen. Tiling to splash sensitive areas, heated towel rail and a privacy window.

Rear Garden

Fully enclosed rear garden with artificial lawn and a patio area with space for garden furniture.

Garage & Parking

Garage with light and power supply. Allocated parking to the front for one vehicle.

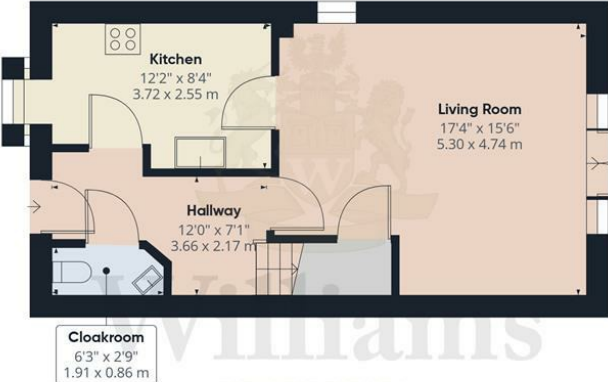
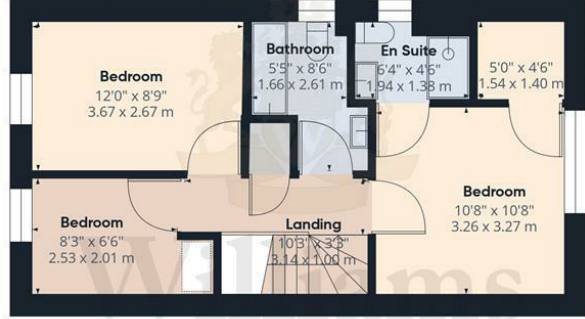
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



 Floor 0 Building 1	 Floor 1 Building 1	 Approximate total area⁽¹⁾ 1031 ft² 95.8 m² (1) Excluding balconies and terraces GIRAFFE 360
 Floor 0 Building 2		