



Buckingham Road

Steeple Claydon | Buckingham | Buckinghamshire |
MK18 2QB



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Williams Properties are delighted to present this charming detached four bedroom house in the village of Steeple Claydon, Buckinghamshire. The property consists of a dining room, downstairs cloakroom, kitchen, living room, utility room, four bedrooms, an en suite and a bathroom. Outside, there is an enclosed rear garden and driveway parking to the front for multiple vehicles. Viewings are highly recommended on this family home.

Offers in excess of £435,000

Steeple Claydon

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 newsagent, 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.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hallway is comprised of carpeted flooring, a pendant light to the ceiling, beams to the ceiling, carpeted stairs rising to the first floor and doors to the dining room, kitchen, downstairs cloakroom and lounge.

Dining Room

This dining room is comprised of a window to the front aspect, a wall mounted radiator, fitted light to the ceiling, carpeted flooring and space for dining room furniture.





- Four Bedrooms
- Popular Village Location
- Wooden Beams Throughout
- Detached Property
- En Suite to Master Bedroom
- Viewings Highly Recommended

Kitchen

This kitchen is comprised of tiled flooring, spotlights to the ceiling, a door to the side access and windows to the front and side aspects, beams to the ceiling and a range of wall and base mounted units including an integrated sink with a mixer tap and draining board, oven, gas stove, extractor and countertops with space beneath for a range of white goods.

Cloakroom

This downstairs cloakroom is comprised of a wall mounted radiator, fitted light to the ceiling, a low level w/c, tiled flooring and hand wash basin with hot and cold taps.

Living Room

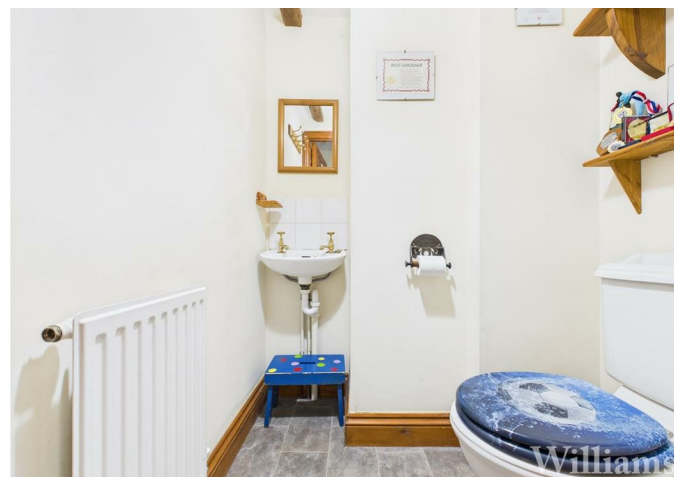
This living room features carpeted flooring, wall mounted lights, windows to the side and rear aspects, double doors to the enclosed rear garden, wooden beams to the ceiling, a large feature fireplace and log burner. A doorway leads to a hallway with doors to the downstairs bedroom and utility.

Bedroom

The downstairs bedroom features a window to the rear aspect, carpeted flooring, wall mounted lights, wooden beams to the ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

Utility Room

This utility is comprised of a fitted light to the ceiling, storage cupboards and shelving and space for a range of white goods.



The property is located on a quiet residential road in the heart of Steeple Claydon, which in itself offers residents a range of facilities including a Co-Op grocery store, fish and chip shop and various public houses. Local schools include Steeple Claydon School for infants and juniors, and Buckingham School (secondary comprehensive) and Royal Latin School (secondary Grammar).



Landing

This first floor landing features carpeted flooring, a light and to the ceiling and doors to all three first floor bedrooms and the family bathroom.

Bedroom

This bedroom features a window to the front aspect, pendant light to the ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

This bedroom features carpeted flooring, dual aspect windows to the front and side aspects, a pendant light to the ceiling, wall mounted radiator and space for a double bed and other bedroom furniture.

Master Bedroom & En Suite

The master bedroom features dual aspect windows to the side and rear aspects, a pendant light to the ceiling, a wall mounted radiator, carpeted flooring and a door to the en suite bathroom. Space for a king sized bed and other bedroom furniture.

The en suite bathroom features tile and wood effect flooring, a wall mounted radiator, frosted window, fitted light to the ceiling, hand wash basin with hot and cold taps, a low level w/c and an enclosed shower unit.

Bathroom

This family bathroom is comprised of tiled flooring, a wall mounted radiator, fitted light to the ceiling, frosted window, low level w/c, hand wash basin with hot and cold taps and a panelled bathtub with a mixer tap and showerhead.

Garden

This enclosed rear garden is comprised of a patio area with space for typical garden furniture, trees and shrubbery to the garden borders and grass lawn laid to the remainder.

Parking

There is a well sized driveway to the front of the property with space for multiple vehicles.

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			
(92 plus) A			
(81-91) 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			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-01) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾

1086 ft²
100.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.