



Brindles Close

Calvert | Buckingham || MK182FQ



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Williams Properties are pleased to present this wonderful three bedroom end terrace house in the desirable village location of Calvert. The property is set over three floors, benefiting from a downstairs cloakroom, living room, open plan kitchen/diner, three double bedrooms, a family bathroom and an en suite and walk-in-wardrobe to the master. Outside offers a low maintenance enclosed rear garden, an attractive front garden, single garage driveway parking ahead for one vehicle. Viewing is highly recommended on this fantastic property.

Offers in excess of £350,000

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 D

Local Authority

Buckinghamshire Council

Services

All main services available

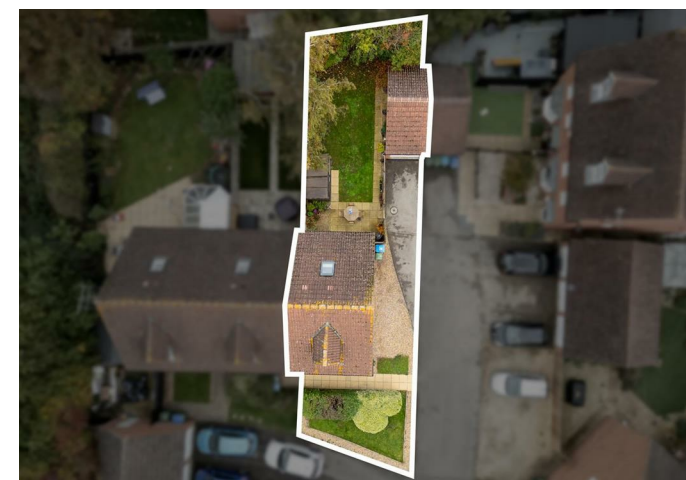
Entrance Hall

Enter through the front door into the entrance hallway comprised of tiled flooring, studio spotlights to the ceiling, a wall mounted radiator and doors to the living room and downstairs cloakroom.

Cloakroom

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





- Three Bedroom House
- Garage & Driveway
- Road Links To A41/M40/M1
- En Suite & Walk-in-Wardrobe To Master Bedroom
- Royal Latin Grammar School Catchment Area
- End Terrace
- Village Location
- Set Over Three Floors
- Low Maintenance Enclosed Rear Garden
- Viewings Highly Recommended

Living Room

The lounge is composed of wood effect flooring, a pendant light to the ceiling, bay window to the front aspect, a wall mounted radiator and space for a sofa set and other living room furniture. A door leads to the central and entrance hallways.

Hall

This central hallway is comprised of wood effect flooring, studio spotlights to the ceiling, carpeted stairs to the first floor and doors to the kitchen/diner, storage cupboard and the living room.

Kitchen / Diner

The kitchen/diner is separated into two sections, the kitchen side being comprised of tiled flooring, studio spotlights to the ceiling, a wall mounted radiator, window to the rear aspect and a range of wall and base mounted units including a range of wall mounted units with an integrated oven, four ring gas stove, extractor overhead, inset sink with a mixer tap and draining board and space and plumbing for other white goods such as a dishwasher, fridge/freezer and more.

The dining side features wood effect flooring, a wall mounted radiator, pendant light to the ceiling and French double doors open up to the enclosed rear garden. Space for a dining set and other dining room furniture.

Landing

The first floor landing features carpeted flooring, a pendant light to the ceiling and doors to two double bedrooms and the family bathroom. Carpeted stairs rise to the second floor landing and drop to the centre hall.



Calvert is a newly developed residential neighbourhood. The main village itself offers residents a village shop, 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. Local secondary schools are found at Buckingham.



Bedroom Three

The third bedroom, currently being utilized as an office, features carpet underfoot, a pendant light to the ceiling, two windows to the rear aspect, a wall mounted radiator and doors to an inset wardrobe and airing cupboard. Space for a double bed and other bedroom furniture.

Bedroom Two

The second bedroom comprises of carpeted flooring, two windows to the front aspect, an inset double wardrobe, two pendant lights to the ceiling, two wall mounted radiators and space for a double bed and other bedroom furniture.

Bathroom

The family bathroom is comprised of wood effect flooring, a fitted light to the ceiling, a panelled bathtub with a mixer tap, shower screen and overhead shower, a wall mounted radiator, low level w/c and a hand wash basin with hot and cold taps.

Master Bedroom, Walk-in-Wardrobe & En Suite

Enter from the second floor landing to the master bedroom, comprised of wood effect flooring, a wall mounted radiator, pendant light to the ceiling, loft access, dormer window to the front aspect and doors to the walk-in-wardrobe and en suite. Ample space for a king sized bed and other bedroom furniture.

The en suite boasts a skylight window to the rear aspect, half height tiling, lino flooring, spotlights to the ceiling, a hand wash basin with hot and cold taps, a wall mounted radiator, low level w/c and an enclosed shower unit.

Gardens

The sculpted front garden is bordered by shingle and features a pathway through to the front door, grass lawn and shrubbery to the remainder significantly boosting the properties curb appeal. There is potential for this space to be transformed into driveway parking (STPP).

The enclosed rear garden features a patio area with space for garden furniture and a pathway extending to the garage courtesy door, grass lawn laid to the remainder of the garden and a side gate to the driveway.

Garage & Parking

There is a single garage with an up-and-over door to the front, a courtesy door to the garden, power, fitted lights to the ceiling and driveway space to the front for two vehicles.

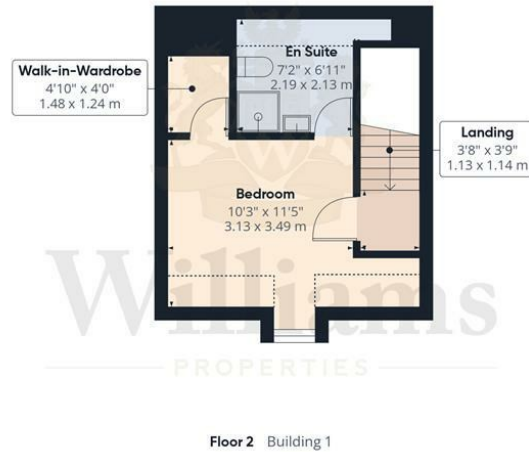
Buyer Notes

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		87
(69-80) C	74	
(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			
(92 plus) A			
(81-91) 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	





Approximate total area^m

1101 ft²

102.4 m²

Reduced headroom

38 ft²

3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. 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.