

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**20 Buckingham Road, Steeple Claydon
Buckinghamshire, MK18 2QB**

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

20 Buckingham Road, Steeple Claydon, Bucks, MK18 2QB



A Three/Four Bedroom Detached House with Cloakroom, Kitchen, Living Room, Dining Room and Utility Room (converted from garage), Bathroom and En-Suite, Front and Rear Gardens and Driveway Parking for up to Six Cars (depending on size)

FREEHOLD

Offers in the Region of: £ 435,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen
- ❖ Living Room
- ❖ Ground Floor Bedroom Four
- ❖ Utility (*rear part of garage conversion*)
- ❖ Dining Room (*front part of garage conversion*)
- ❖ Landing
- ❖ Three First Floor Bedrooms
- ❖ Front and Rear Gardens
- ❖ Driveway Parking for up to 6 cars (*depending on size*)

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Key Facts for Buyers:

EPC: Rating of C (72).
Council Tax: Band D
Approx. £2,202 per annum.

Ground Floor:

Pair of outside courtesy lights, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, exposed timbers, understairs cupboard, central heating thermostat.

CLOAKROOM: 4'10 x 3'3

Plain plaster ceiling, exposed timbers, radiator, extractor fan, vinyl flooring, close coupled WC, wall mounted wash hand basin.

KITCHEN: 12'6 x 5'10

Front aspect sash window, side aspect sash window, side aspect half glazed PVC door, vinyl flooring. Range of base and eye level, beech worksurfaces, tiled surrounds, space for dishwasher, 1½ bowl Earthenware enamel sink, 1000mm corner base unit with 500mm door, 600mm base unit, 1000mm shallow base unit to breakfast bar, space for 500mm undercounter fridge, stainless steel and glass fan oven/grill, 600mm base unit, 5-ring stainless steel gas hob, 900mm extractor hood.

LIVING ROOM: 16'0 x 10'10

Twin side aspect sash windows, rear aspect PVC French door with windows either side, plain plaster ceiling, exposed timbers, radiator, TV point, Inglenook fireplace with wood burner, wall light point.

BEDROOM FOUR: 9'10 x 9'9

Rear aspect sash window, plain plaster ceiling, exposed timbers, radiator.

DINING ROOM: 8'1 x 7'10 (front of converted garage):

Front aspect PVC window, plain plaster ceiling, radiator.

UTILITY AREA: 8'6 x 7'0 (rear of converted garage):

Plain plaster ceiling.

First Floor:

LANDING

BATHROOM: 6'10 x 6'1

Side aspect sash window, plain plaster ceiling, exposed timbers, vinyl flooring, radiator, panel enclosed bath, mixer tap shower attachment, sliding head support, tiled surrounds, pedestal wash hand basin, shaver socket, close coupled WC.

BEDROOM ONE: 14'9 x 13'0

Rear aspect and twin side aspect sash windows, plain plaster ceiling, exposed timbers, radiator.

EN-SUITE: 7'11 x 6'0

Rear aspect sash window, plain plaster ceiling, extractor fan, exposed timbers, vinyl flooring, radiator, 1400mm x 800mm shower enclosure, thermostatic shower, rain head, second hand held head, sliding head support, close coupled WC, pedestal wash hand basin, light/shaver socket.

BEDROOM TWO: 12'6 x 9'1

Front and side aspect sash windows, plain plaster ceiling, exposed timbers, radiator, airing cupboard.

BEDROOM THREE: 10'6 x 8'1

Front aspect sash window, plain plaster ceiling, exposed timbers, access to loft space, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

PARKING:

Driveway parking for up to six cars (*depending on size*).

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Front Door/Porch



Kitchen



Kitchen



Bedroom Four



Living Room



Inglenook Fireplace



Living Room

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Dining Room



Bedroom One



En-Suite Shower Room



Bedroom Two



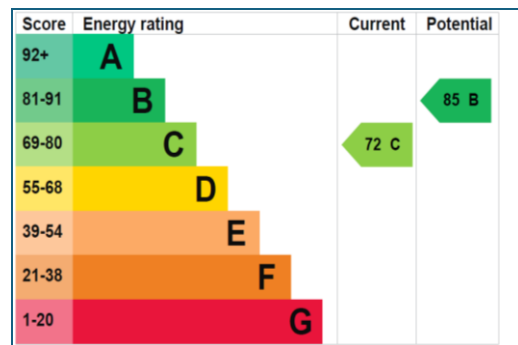
Bedroom Three



Bathroom



Rear Garden/Elevation



EPC

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Rear Garden



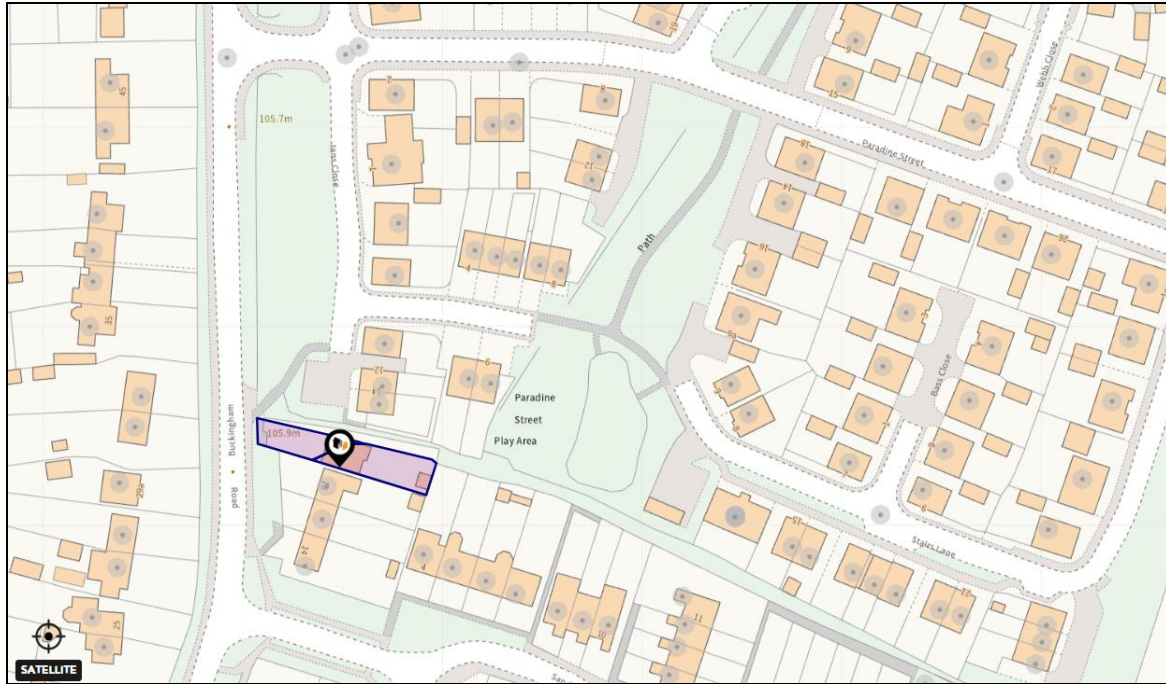
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Space for Notes:

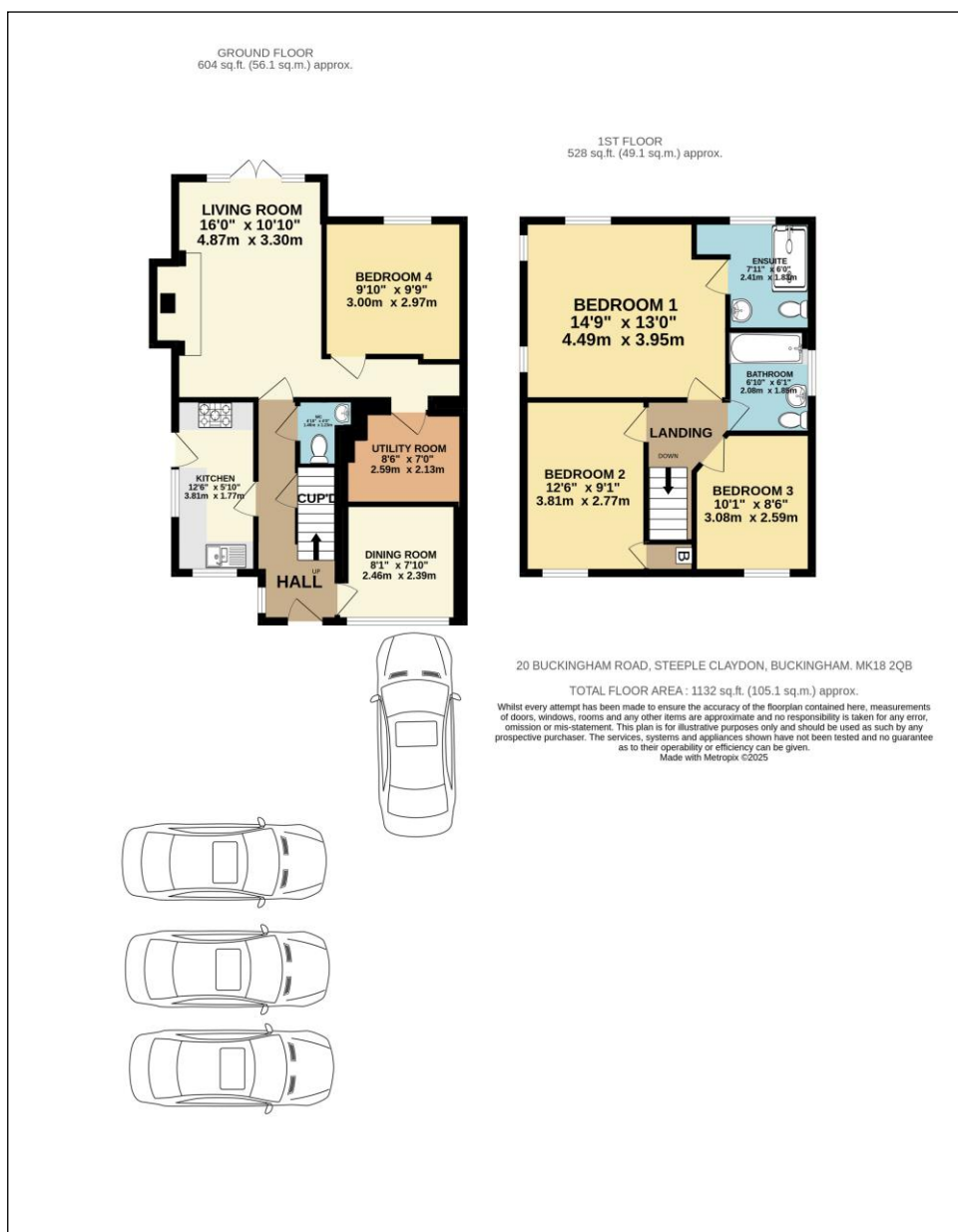
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