

*Russell & Butler*  
i n d e p e n d e n t   e s t a t e   a g e n t s

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OPEN 7 DAYS A WEEK

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**Paradine Street, Steeple Claydon, MK18 2GX**

**Asking Price £525,000 Freehold**

A four bedroom detached family home situated in a quiet cul de sac location with FABULOUS COUNTRY VIEWS. This newly built "Crest Home" has over 9 years NHBC guarantee, is offered in excellent order throughout and has the benefits of gas to radiator central heating, upvc double glazing, a lovely fitted kitchen/dining room, study, garage and a WEST FACING rear garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, study, kitchen/dining room, utility room, bedroom one with en-suite shower room, three further bedrooms, family bathroom, garage and rear garden. Council Tax Band E. Energy rating B.







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**Entrance**

Composite double glazed entrance door to:

**Entrance Hall**

Double radiator, stairs rising to first floor, under stairs storage cupboard.

**Cloakroom**

White suite of low flush wc, pedestal wash hand basin, radiator, extractor fan.

**Study**

*11' 1" X 8' 1" (3.40m X 2.48m)*

Radiator, Upvc box bay window to front aspect with country views.

**Kitchen/Dining Room**

*21' 11" X 9' 10" (6.70m X 3.00m)*

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, Quartz work surfaces over, four ring gas hob with electric oven under, extractor canopy over, integrated fridge freezer, radiator, Upvc double glazed windows to front and rear aspects, country side views to front.

**Utility**

*7' 8" X 5' 9" (2.35m X 1.76m)*

Fitted base units with work surface over, plumbing for automatic washing machine, space for tumble dryer, 'Baxi' gas fired boiler supplying both central heating and domestic hot water, Upvc double glazed door to rear garden.

**First Floor Landing**

Access to loft space.

**Bedroom One**

*11' 4" X 14' 3" (3.47m x 4.35m Max, 2.88m Min - L-shaped)*

Radiator, fitted wardrobes, Upvc double glazed window to front aspect with country views.

**En-Suite**

White suite of double width shower, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, ceramic tiled floor, Upvc double glazed window to front aspect, extractor fan, inset downlighting, shaver point.

**Bedroom Two**

*10' 3" X 9' 7" (3.13m Max X 2.93m)*

Radiator, Upvc double glazed window to front aspect with country views.

**Bedroom Three**

*10' 3" X 9' 9" (3.13m X 2.98m)*

Radiator, Upvc double glazed window to rear aspect.

**Bedroom Four**

*11' 5" X 8' 2" (3.49m Max x 2.5m Max) L- Shaped*

Radiator, Upvc double glazed window to rear aspect.

**Family Bathroom**

*8' 9" X 5' 6" (2.69m X 1.70m)*

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, ceramic tiled floor, shaver point, inset downlighting, Upvc double glazed window to rear aspect, extractor fan.

**Front Aspect**

Open plan front aspect stocked with flowers and shrubs with country views, tarmac drive leading to garage.

**Rear Garden**

Gated side access, laid to lawn, patio, fully enclosed and west facing.

**Garage**

Up and over door, power and light connected, eaves storage space.

**Please Note**

Management Charge approx £37pcm

EPC Rating: B.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 220Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Driveway parking.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

**Mortgage Advice**

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





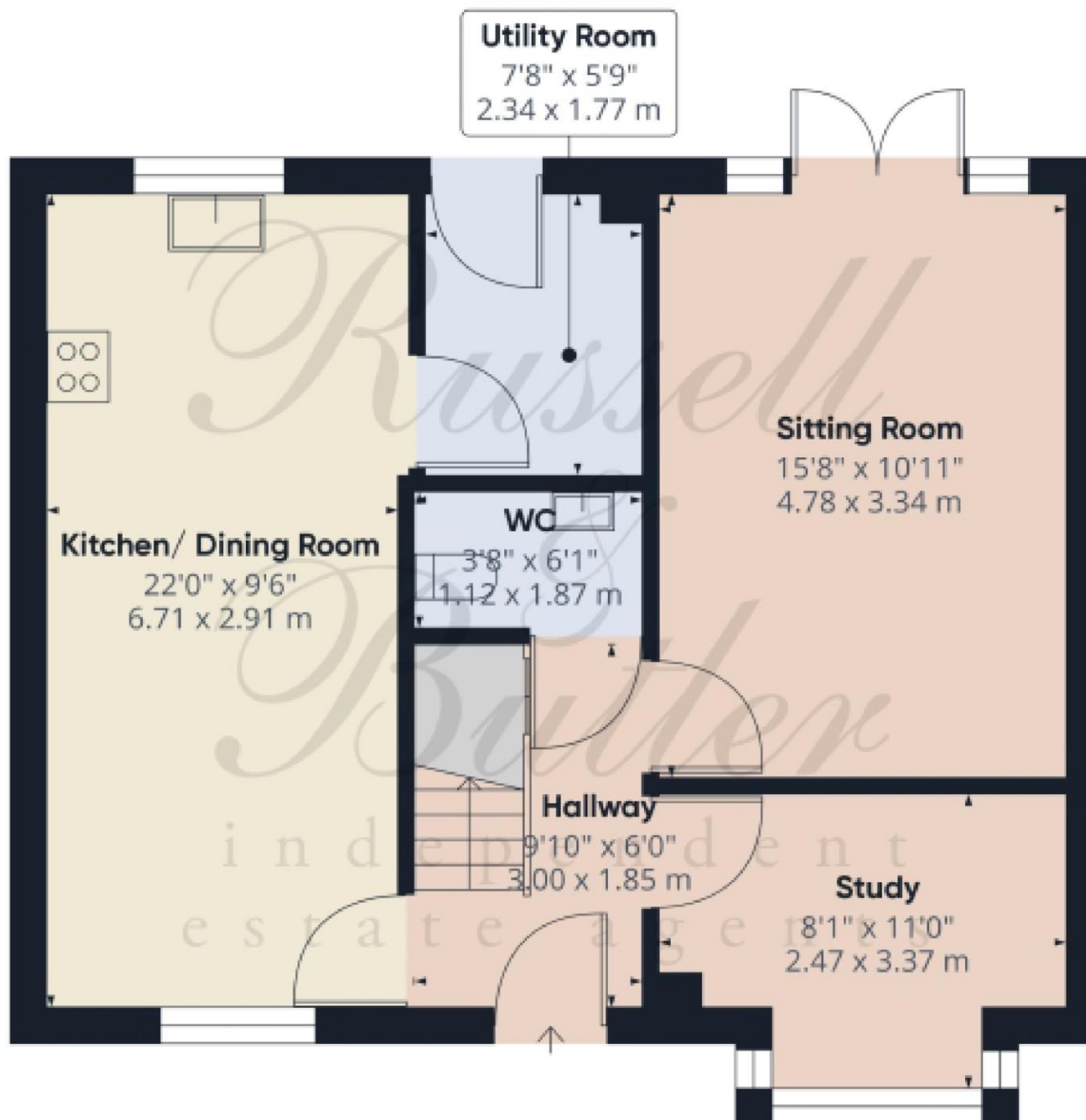




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Floor 0

Approximate total area<sup>(1)</sup>

602.46 ft<sup>2</sup>

55.97 m<sup>2</sup>

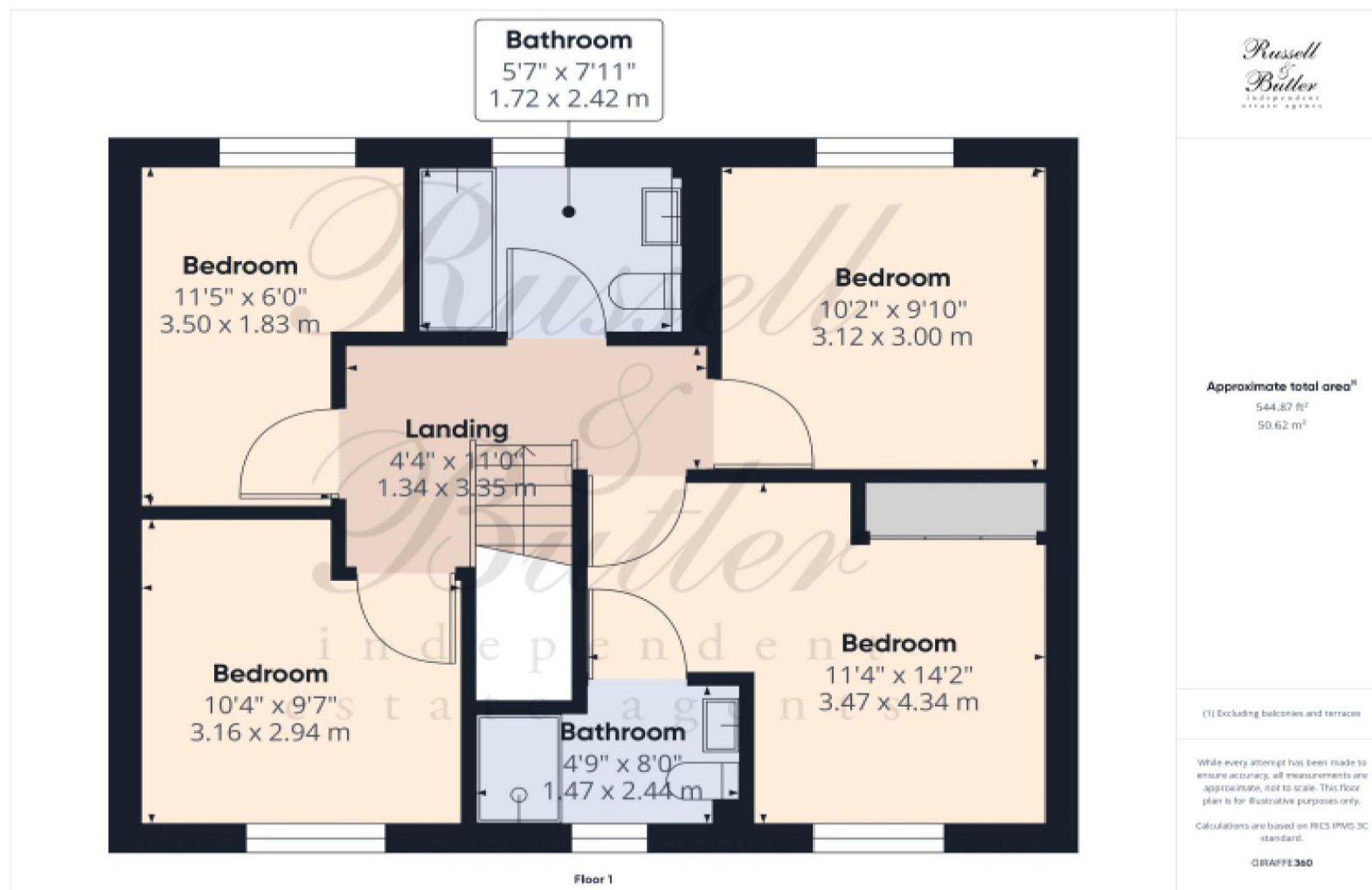
(1) Excluding balconies and terraces

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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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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