

*Russell & Butler*  
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# Sandmartin Close, Buckingham, MK18 1SD

## Asking Price £425,000 Freehold

For sale with no upper chain, a well presented three bedroom, three storey townhouse within walking distance of Buckingham town centre and the local schools. The property benefits from two cloakrooms, a spacious kitchen/diner, garage and carport parking in front. The accommodation of the property fully comprises: On the ground floor: Entrance hall, cloakroom, study, utility room and access to the garage and carport. On the first floor sitting room with doors leading out to the garden, kitchen/diner and cloakroom. On the second floor: Master bedroom with en-suite shower room, two further bedrooms and family bathroom. To the outside: Carport with iron gates leading to a single garage and private low maintenance rear garden. EPC rating C. Council Tax Band E. Annual road maintenance charge approx £300 per annum.



**Entrance**

Door to:

**Entrance Hall**

Tiled flooring, radiator, downlighters, stairs rising to first floor.

**Cloakroom**

White suite of low level wc, wash hand basin, radiator, tiling to splash areas, extractor fan.

**Utility Room**

One and a quarter stainless steel sink unit with mixer tap, work surface space, space for washing machine, space for dryer, built in storage, tiling to splash areas, tiled flooring, radiator, downlighters, access to garage.

**Study**

*10' 0" X 7' 3" (3.05m Max x 2.21m Max)*

Double glazed window to front aspect, radiator, downlighters.

**First Floor Landing**

Downlighters, stairs rising to second floor.

**Kitchen/Diner**

Dining Area: 5.06m max x 2.66m Max

Kitchen Area: 3.03 x 2.82m

A range of base and eyelevel units, one and a quarter stainless steel sink unit with mixer tap and cupboard under, work tops over, tiling to splash areas, built in oven and hob, extractor over, built in dishwasher, built in fridge freezer, two double glazed windows to front aspect, radiator, downlighters, tiled flooring.

**Sitting Room**

*18' 6" X 12' 10" (5.66m Max x 3.92m Max)*

French doors to rear garden, two double glazed windows to rear aspect, radiator, downlighters.

**WC**

White suite of wc, sink, downlighters, extractor fan, tiling to splash areas, tiled flooring, radiator.

**Second Floor Landing**

Downlighters, airing cupboard housing hot water tank with linen shelving as fitted, access to loft space.

**Bedroom One**

*12' 10" X 12' 0" (3.93m X 3.67m)*

Two double glazed windows to rear aspects, radiator, downlighters.

**En-Suite**

Double width walk in shower, low level wc, pedestal wash hand basin, heated towel rail, double glazed window to rear aspect, tiling to splash areas, tiled flooring, downlighters.

**Bedroom Two**

*13' 2" X 7' 0" (4.02m x 2.15m to front of wardrobe)*

Double glazed window to front aspect, built in wardrobe, radiator.

**Bedroom Three**

*9' 8" X 9' 4" (2.95m Max x 2.86m Max)*

Double glazed window to front aspect, radiator.

**Family Bathroom**

White suite of bath with shower over, shower screen as fitted, low level wc, pedestal wash hand basin, tiling to splash areas, tiled flooring, radiator, downlighters, extractor fan.

**Front Aspect**

Gated access to parking, access to garage.

**Rear Garden**

A low maintenance rear garden, patio area, with a range of flower and shrub beds.

**Garage**

*17' 3" X 8' 7" (5.27m max x 2.61m max )*

Up and roller door, power and light connected.

**Please Note**

Annual road maintenance charge approx £300 per annum.

EPC Rating: C. Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 1800Mbps 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).

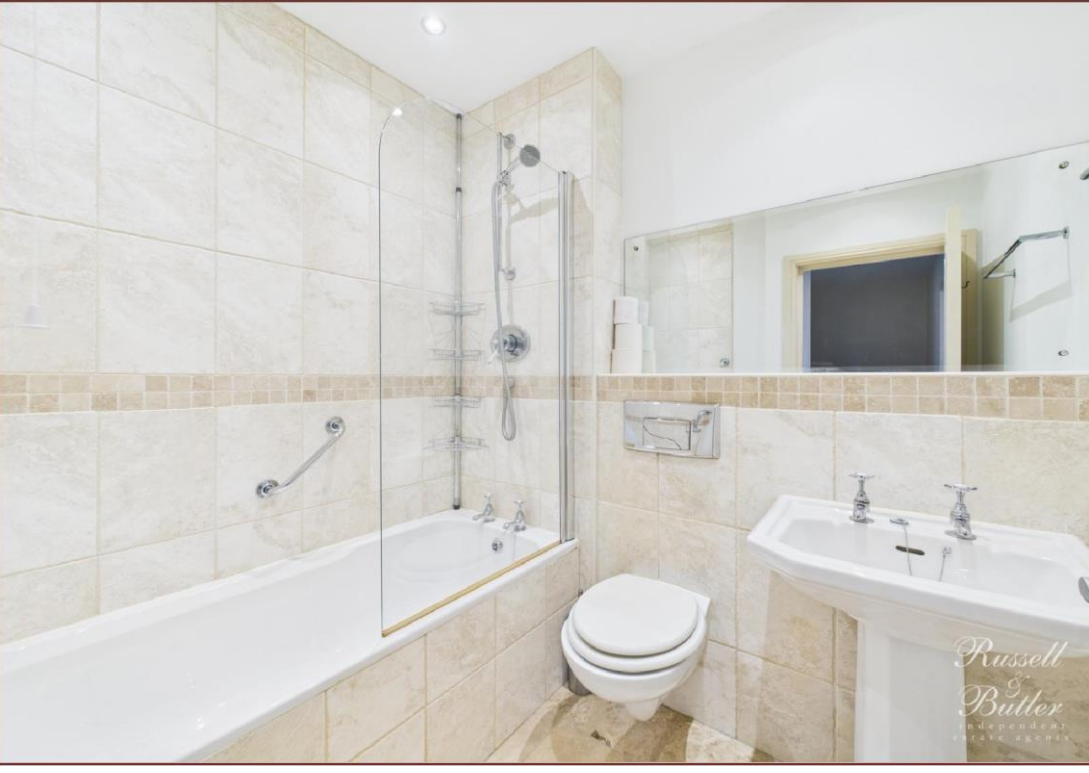
Parking: Driveway parking.

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.





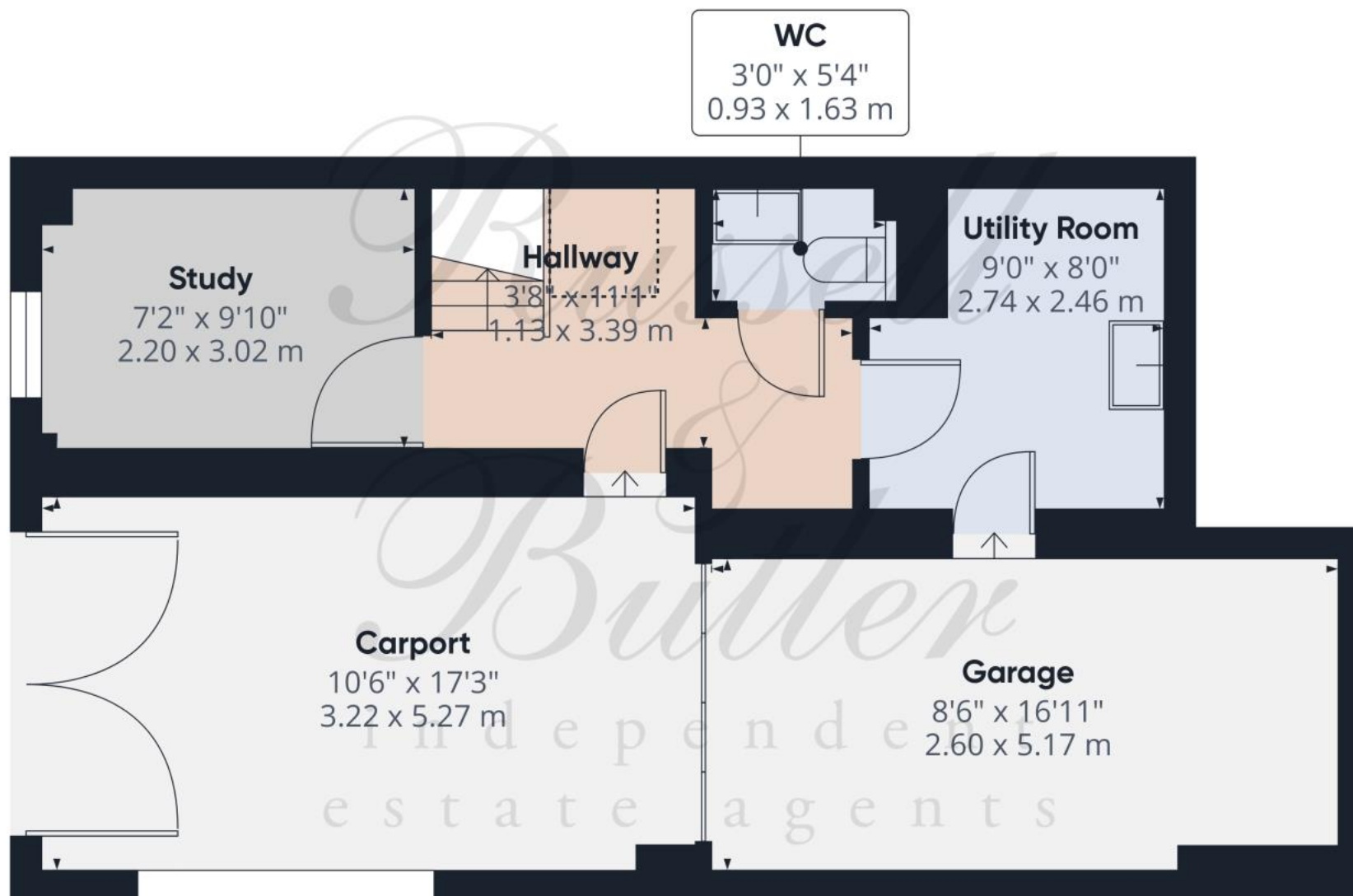




*Russell  
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independent  
estate agents







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

558.86 ft<sup>2</sup>

51.92 m<sup>2</sup>

**Reduced headroom**

7.24 ft<sup>2</sup>

0.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Floor 0**

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

527.97 ft<sup>2</sup>

49.05 m<sup>2</sup>

(1) Excluding balconies and terraces

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**Floor 1**





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

516.89 ft<sup>2</sup>  
48.02 m<sup>2</sup>

**Reduced headroom**

11.52 ft<sup>2</sup>  
1.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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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