

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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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*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

Sandy Road, Calvert Green, MK18 2FW

Asking Price £530,000.00 Freehold

Immaculately presented four bedroom detached family home situated in a quiet cul-de-sac on the Calvert Green development. The property benefits from four reception rooms, two bathrooms, double garage & driveway providing parking for multiple cars. The accommodation briefly comprises: Enclosed entrance porch, spacious hallway, downstairs cloakroom, office, sitting room with gas fire, dining room, playroom, kitchen & separate utility room. To the upstairs; large landing with access to loft, main bedroom with built in wardrobes, en-suite, three further bedrooms, re-fitted family bathroom with bath & separate shower. To the rear of the property, fully enclosed & private rear garden, double garage with driveway parking in front for multiple cars. Freehold. Council Tax Band E, EPC Rating C.



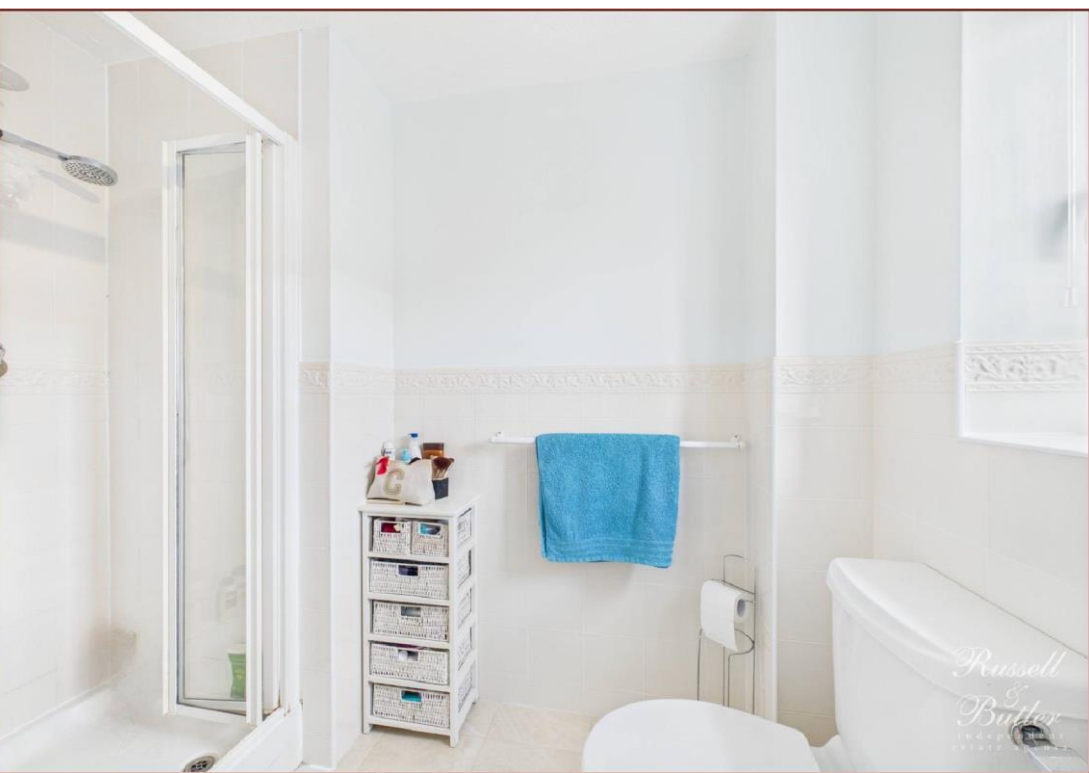
Entrance Composite door to:	
Entrance Porch Door to:	
Entrance Hall Spacious entrance hallway, radiator, stairs rising to first floor, access to ground floor accommodation.	
Cloakroom Suite of low level wc, pedestal wash hand basin, ceramic tiling to splash areas, Upvc double glazed window to side aspect, radiator.	
Sitting Room <i>12' 2" X 15' 0" (3.72m X 4.59m)</i> Gas fire with surround, radiator, double doors to dining room, radiator, Upvc double glazed window to front aspect.	
Dining Room <i>10' 7" X 9' 10" (3.25m X 3.01m)</i> Radiator, open to:	
Play Room <i>11' 8" X 9' 8" (3.57m X 2.97m)</i> Upvc double glazed French doors to rear garden, window to rear aspect, radiator.	
Office <i>9' 8" X 6' 10" (2.95m X 2.10m)</i> Upvc double glazed window to front aspect, radiator.	
Kitchen/Breakfast Room <i>10' 8" X 10' 6" (3.27m X 3.21m)</i> Inset stainless steel sink unit with cupboard under, range of base, drawer and eyelevel units, rolled edge work tops, ceramic tiling to splash areas, double electric oven, five burner gas hob, extractor fan over, space for fridge freezer, space and plumbing for dishwasher, Upvc double glazed window to rear aspect.	
Utility Room <i>7' 9" X 5' 0" (2.37m X 1.54m)</i> Inset single drainer stainless steel sink unit with cupboard under, rolled edge work tops, ceramic tiling to splash areas, space and plumbing for washing machine, space for tumble dryer, storage cupboard, radiator, Upvc double glazed window to side aspect, Upvc double glazed door to rear aspect.	
First Floor Landing Access to partially boarded, insulated loft space, airing cupboard housing hot water tank with shelving, Upvc double glazed window to side aspect.	
Bedroom One <i>13' 10" X 10' 7" (4.24m X 3.24m)</i> Upvc double glazed window to front aspect, built in wardrobe with hanging rail, radiator.	
En-Suite Suite of shower cubicle, pedestal wash hand basin, low level w.c., radiator, Upvc double glazed window to front aspect, ceramic tiling to splash areas.	

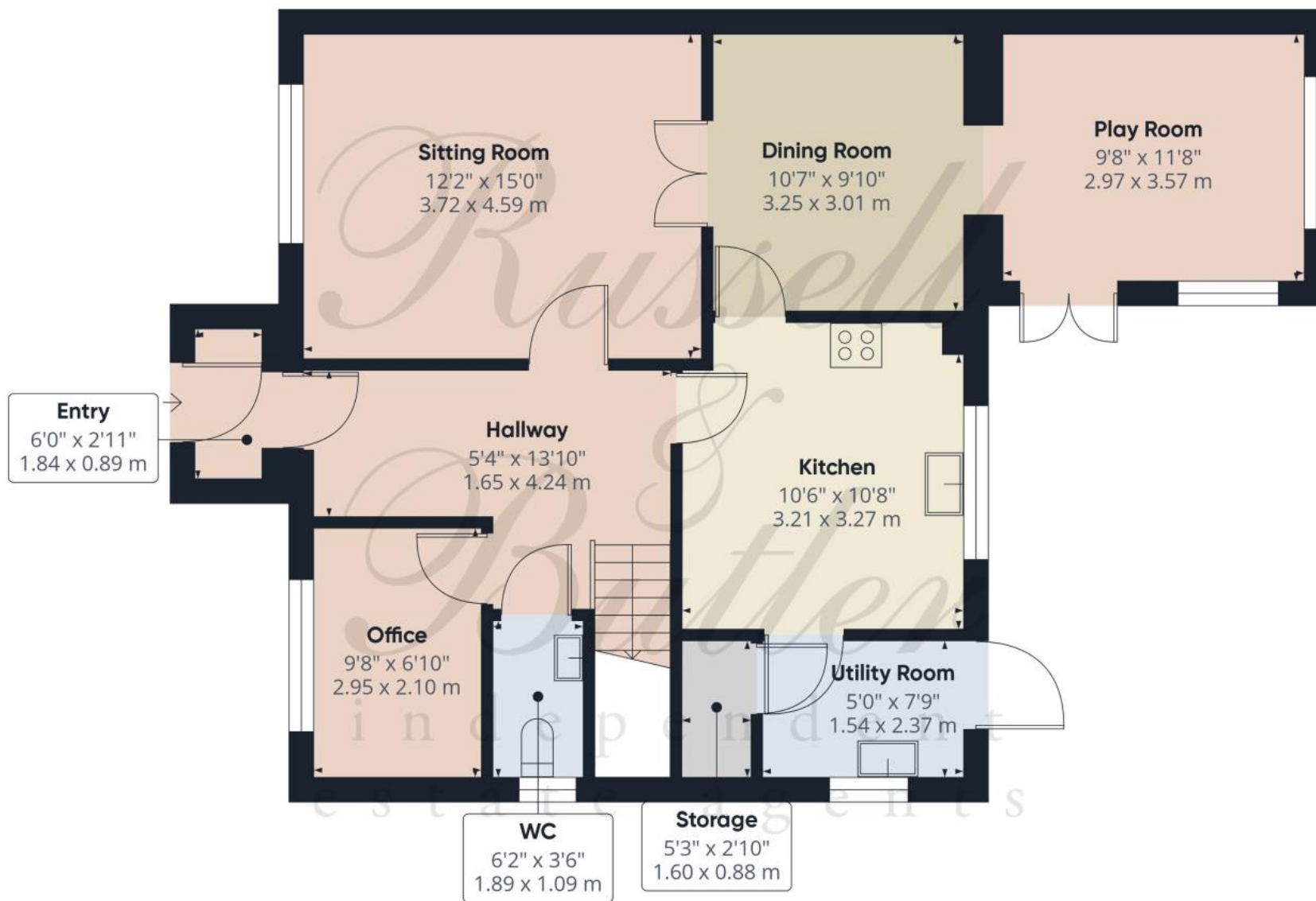
Bedroom Two <i>11' 1" X 10' 7" (3.38m X 3.24m)</i> Upvc double glazed window to rear aspect, radiator.	
Bedroom Three <i>10' 11" X 10' 7" (3.33m X 3.23m)</i> Upvc double glazed window to front aspect, radiator.	
Bedroom Four <i>9' 8" X 7' 11" (2.97m X 2.43m)</i> Upvc double glazed window to rear aspect, radiator.	
Family Bathroom <i>8' 0" X 7' 0" (2.45m X 2.14m)</i> Refitted white suite of panel bath, shower attachment, corner shower cubicle, vanity wash hand basin, heated towel rail, ceramic tiling to splash areas, low level wc, Upvc double glazed window to rear aspect.	
Front Garden Laid mainly to stone shingle, paved footpath leading to property entrance.	
Rear Garden Fully enclosed and private rear garden which is Laid mainly to lawn, paved patio area, borders with established trees, personal door to garage, side gate access to driveway.	
Garage Double width garage, up and over door, power and light connected, driveway parking in front.	
Please Note 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 and Ultra fast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps 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⁽¹⁾

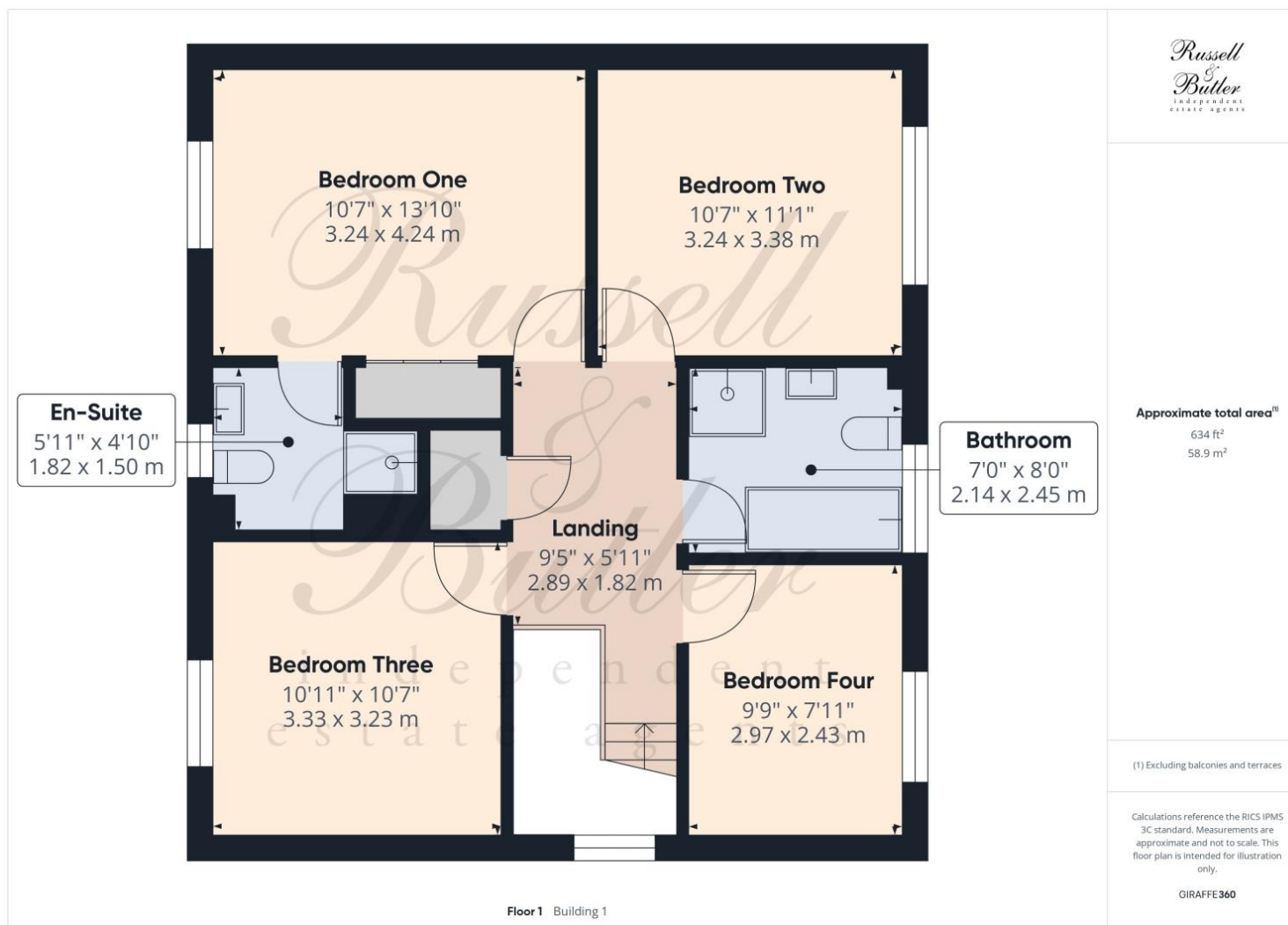
809 ft²

75.2 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



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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