

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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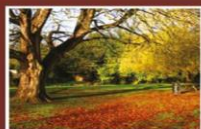


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Tudors Close, Calvert Green, MK18 2FE

Asking Price £620,000 Freehold

For sale with no upper chain, a very well presented five bedroom detached family home being well positioned in a small cul de sac location on the development and backing onto woodland. The property has an open plan spacious kitchen/diner, dual aspect sitting room, all good sized bedrooms, two ensuites and interior shutters fitted to all windows in the property. The accommodation fully comprises; Reception hall with built in storage, sitting room with French doors, kitchen/diner, utility room, cloakroom, spacious first floor landing, main bedroom with dressing area and en suite shower room, two further good sized bedrooms, family bathroom with both bath and separate walk in shower, second floor landing and two double bedrooms with a 'Jack and Jill ensuite. To the front of the property there is double width parking, a double garage and gated access leading to a good size rear garden backing onto a woodland area. EPC rating C. Council Tax Band E.



Entrance
Door to:

Reception Hall
Stairs rising to first floor, built in storage cupboard, radiator.

Sitting Room
22' 3" X 11' 6" (6.79m X 3.51m)
Upvc double glazed French doors to rear garden, two radiators, Upvc double glazed window to front aspect, open fire with surround, coving to ceiling.

Kitchen/Diner
22' 6" X 13' 3" (6.86m X 4.06m)
A range of base and base and eyelevel units, one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, work tops over, tiling to splash areas, built in fridge freezer, built in dishwasher, built in oven and hob, extractor over, downlighters, radiator, Upvc double glazed window to rear aspect, coving to ceiling in dining area, open through to:

Utility
Base units with work top over, tiling to splash areas, stainless steel sink unit, space for washing machine, 'Worcester' gas fired boiler, door to rear aspect.

Cloakroom
Low level wc, pedestal wash hand basin, tiling to splash areas, radaitor.

First Floor Landing
Upvc double glazed window to front aspect, radaitor, coving to ceiling, airing cupboard housing hot water tank with linen shelving as fitted, stair rising to second floor.

Bedroom One
13' 1" X 11' 6" (4m x 3.53m Max)
Upvc double glazed windows to front and rear aspects, radiator.

Dressing Area
9' 2" X 3' 8" (2.8m x 1.12m to front of wardrobe)
Built in wardrobes,radiator.

En-Suite
Double width walk in shower, low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, Upvc double glazed window to rear aspect, heated towel rail, downlighters.

Bedroom Four
11' 1" X 9' 8" (3.38m to front of wardrobe x 2.97m)
Upvc double glazed window to rear aspect, radiator, built in wardrobes.

Bedroom Five
9' 9" X 11' 8" (2.98m X 3.58m)
Upvc double glazed window to front aspect, radiator, coving to ceiling.

Family Bathroom
Fully tiled walk in shower, white suite of bath with shower attachment, low level wc, pedestal wash hand basin, radiator, tiling to splash areas, Upvc double glazed window to rear aspect.

Second Floor Landing
Upvc double glazed window to front aspect, radiator, coving to ceiling.

Bedroom Two
22' 3" X 9' 10" (6.8m Max x 3m Max)
Upvc double glazed window to front aspect, radiator.

Bedroom Three
17' 6" X 11' 6" (6.8m Max x 3m Max)
Two built in wardrobes, radiator, Upvc double glazed window to front aspect.

Jack & Jill Ensuite
Walk in shower, white suite of low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, Velux window to rear aspect, radiator.

Outside

Front Aspect
Path leading to property entrance, laid mainly to lawn with driveway to side of property, outside light.

Rear Garden
Laid mainly to lawn with patio seating and bar area, pond, gated side access, outside light, outside power, outside tap.

Double Garage
18' 1" x 12' 2" (5.52m x 5.18m)
Double garage with two up and over doors, eaves storage, power and light connected, storage cupboards, door to garden.

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.





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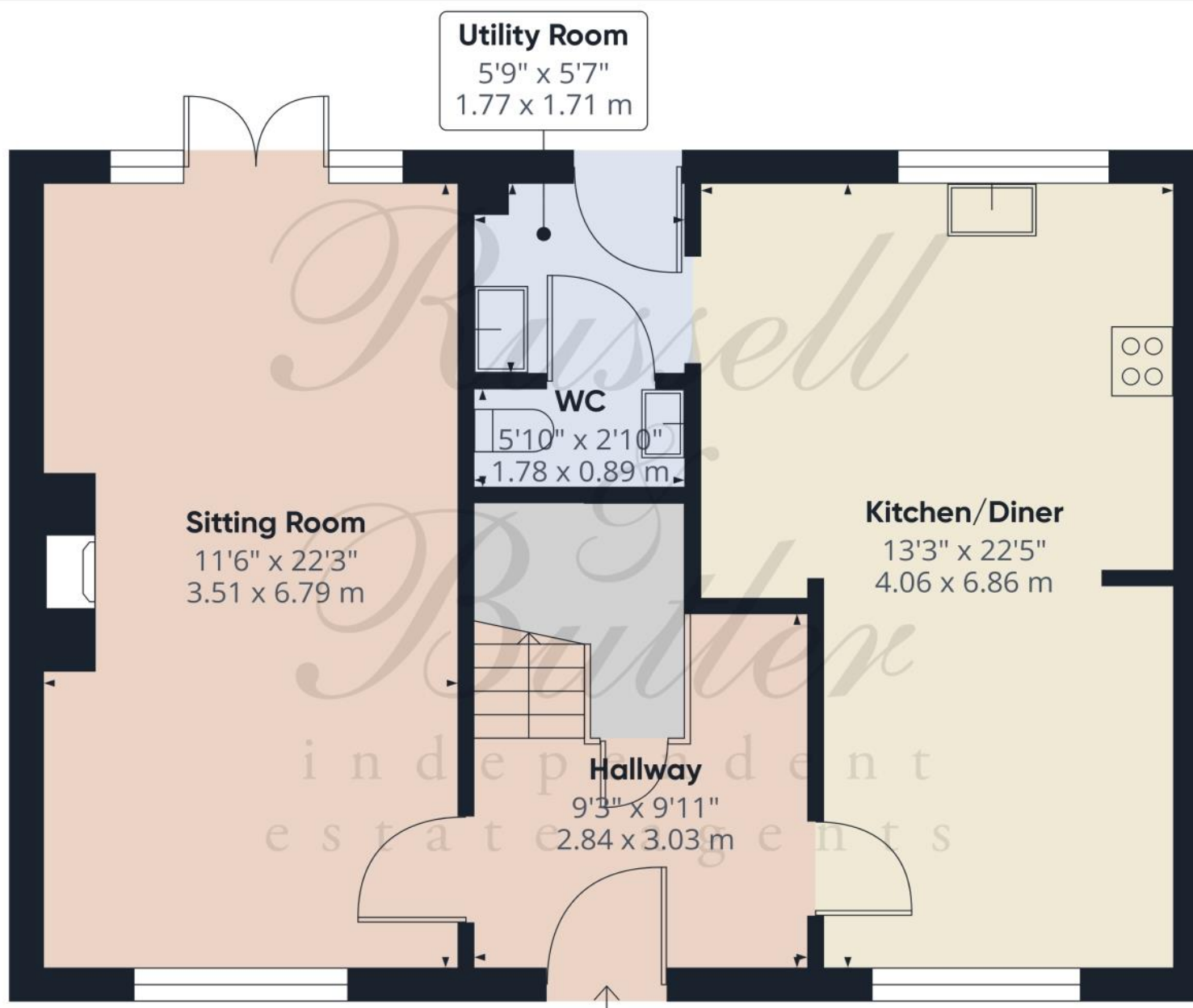






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Floor 0 Building 1

Approximate total area^m

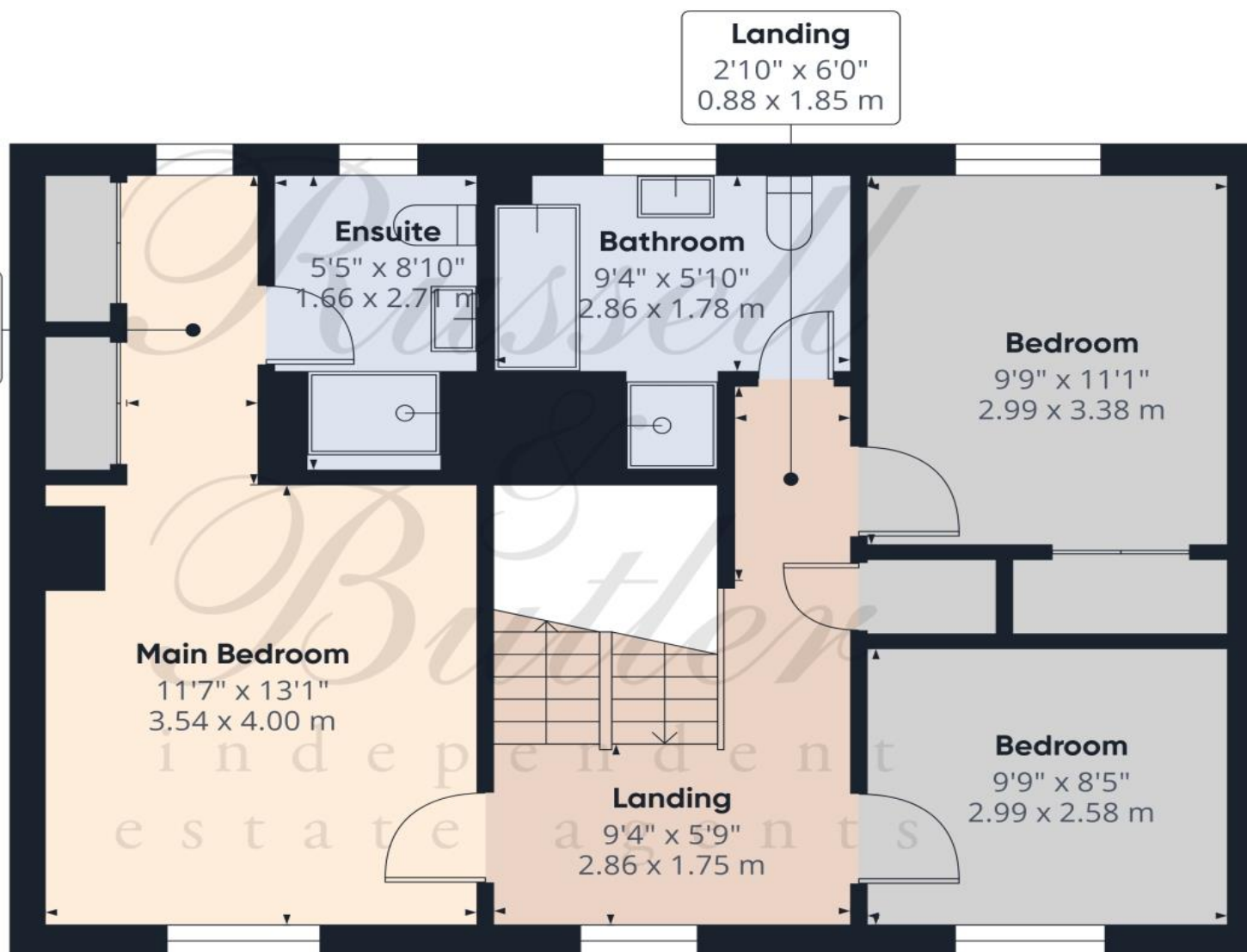
680 ft²

63.2 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.

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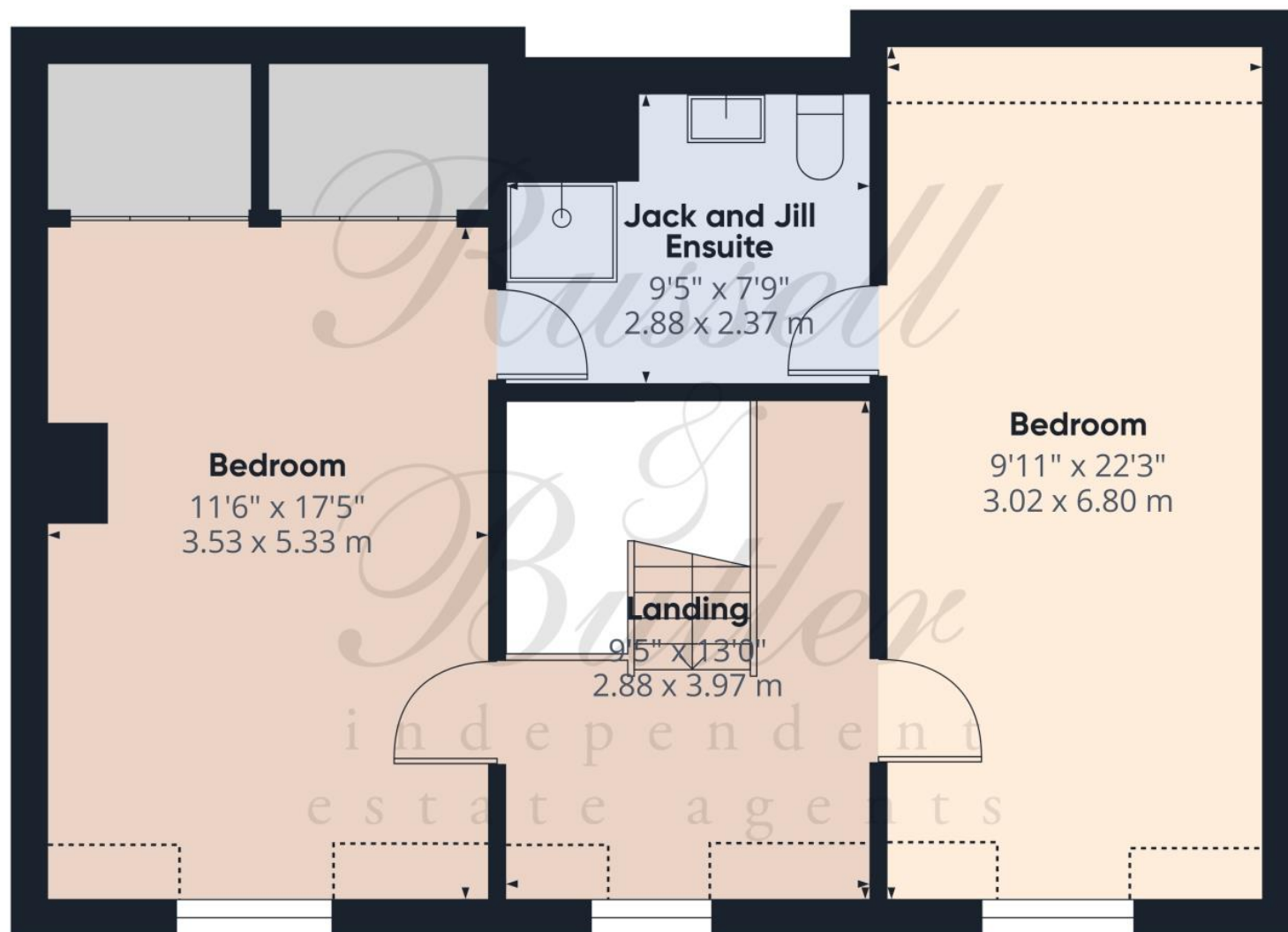


Approximate total area⁽¹⁾
613 ft²
56.9 m²

(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.

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Floor 2 Building 1

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Approximate total area⁽¹⁾

616 ft²
57.1 m²

Reduced headroom

43 ft²
4 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 not to scale. This floor plan is intended for illustration only.

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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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