

Russell & Butler

independent estate agents

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Chestnut Leys, Steeple Claydon, Buckinghamshire, MK18 2RR

Asking Price £539,995.00 Freehold

A spacious five bedroom detached family home positioned in a quiet cul de sac in a village location, and being offered for sale with no onward chain and benefitting further from established gardens to the rear which back onto fields. Accommodation comprises: Reception hallway with cloaks cupboard, ground floor cloakroom, dual aspect sitting room with French doors leading out onto the patio and rear garden, separate dining room/snug, kitchen breakfast room and separate utility room. Upstairs a light and airy landing with master bedroom, en-suite shower room, four further bedrooms and the family bathroom with white suite. The gardens are a particular attractive feature of this property with well stocked flower and shrub beds and borders and backing onto fields. Driveway to the front aspect providing ample off road parking and a detached double width garage with electric roller door. EPC rating C. No Onward Chain.



Entrance

Replacement composite door to entrance hall.

Entrance Hall

'Karndean' flooring, matwell, stairs rising to first floor, coving to ceiling, radiator, under stairs storage cupboard with light.

Cloakroom

White suite of low level w.c. with concealed cistern, wash hand basin with storage cupboard under, half height tiling to walls, ceramic tiled floor, Upvc double glazed window to front aspect.

Lounge/Diner

22' 11" X 13' 8" (7.00m X 4.19m)

Upvc leaded light effect double glazed window to front aspect, Upvc double glazed French door to patio and rear garden, Karndean flooring, feature fireplace with floor as fitted, coving to ceiling, double panel radiator, part glazed double doors to dining room and snug area.

Dining Room/Snug

10' 10" X 9' 1" (3.31m X 2.77m)

Upvc leaded light effect double glazed Box Bay window to front aspect, part glazed double doors to living room, radiator, 'Karndean' flooring, coving to ceiling.

Kitchen/Breakfast Room

16' 4" X 6' 10" (4.98m X 2.09m)

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, space and plumbing for dishwasher, integrated fridge/freezer, integrated 5 burner gas hob, electric oven and grill, ceramic tiled floor, ceramic tiling to splash areas, Upvc double glazed leaded light effect window to rear aspect, double panel radiator, under counter lighting, door to:

Utility Room

9' 7" X 5' 0" (2.93m X 1.54m)

Upvc double glazed leaded light effect window to front aspect, inset stainless steel sink unit with mono bloc mixer tap and cupboard under, further range of wall and base units, work tops over, space for washing machine, space for tumble dryer, 'Worcester' gas fired boiler (3 Years old), ceramic tiling to splash areas, ceramic tiled floor, Upvc double glazed doors to side.

First Floor Landing

Upvc leaded light effect double glazed window to front aspect, radiator, access to loft space, airing cupboard housing hot water tank.

Bedroom One

13' 1" X 12' 2" (4.00m X 3.71m)

Upvc leaded light effect double glazed window to front aspect, coving to ceiling, inset downlighters, radiator. Built in wardrobes with hanging rails and shelving as fitted.

En-Suite

8' 11" X 4' 8" (2.73m X 1.44m)

Refitted to comprise double width fully tiled shower cubicle with shower as fitted, low level w.c., wash hand basin with storage under, stainless steel ladder/towel rail, full height tiling to walls, porcelain tiled floor, Upvc leaded light effect double glazed window to front aspect.

Bedroom Two

11' 3" X 10' 11" (3.45m X 3.33m)

Upvc leaded light effect double glazed window to rear aspect, radiator.

Bedroom Three

9' 10" X 9' 0" (3.00m X 2.75m)

Upvc leaded light effect double glazed window to front aspect, radiator, built in wardrobes.

Bedroom Four

10' 0" X 8' 1" (3.07m X 2.47m)

Upvc leaded light effect double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom Five

8' 4" X 6' 5" (2.55m X 1.98m)

Upvc leaded light effect double glazed window to rear aspect with lovely views, radiator.

Family Bathroom

White suite of panel Jacuzzi style bath, wall mounted wash hand basin, low level w.c., leaded light effect window to rear aspect, full tiling to walls, inset downlighters, shelving recess, ceramic tiled floor, heated towel rail, Upvc double glazed window to rear aspect.

Front Garden

Steps lead down to path to property entrance, driveway for several vehicles, outside tap.

Rear Garden

Fully enclosed North West facing rear garden with large paved patio, steps down to lawn area, ornamental pond, further patio and pergola area over looking a school field, outside power and outside lighting.

Garage

16' 8" X 16' 8" (5.10m X 5.10m)

Double width garage with electric roller door, eaves storage space, light and power connected.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band:F

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.

N.B.

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





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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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