

*Russell & Butler*

independent estate agents

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# Clover End, Buckingham, MK18 1FT

## Asking Price £350,000.00 Freehold

An extended three bedroom end of terrace located at the end of a quiet cul de sac, which is within walking distance to Buckingham town and all the amenities and local schooling. The property has been extended to provide a lovely family room with vaulted ceiling and French patio doors out to the rear garden. The accommodation comprises: Covered entrance, hallway, ground floor cloakroom, sitting room with double doors to the kitchen/diner which is open through to the light and bright family room, providing ideal open plan social and living space. On the first floor the main bedroom benefits from a large built in wardrobe and an en suite shower room, two further bedrooms and the family bathroom. There is allocated parking to the front and a detached single garage, open plan front garden and fully enclosed gardens to the rear. Upvc double glazing, Oak internal doors to the ground floor and gas to radiator central heating. Council tax band C. EPC TBC.



### **Entrance**

Upvc double glazed door to entrance hall.

### **Cloakroom**

White suite of low level wc, wall mounted wash hand basin, radiator, Upvc double glazed window to front aspect.

### **Sitting Room**

*15' 1" X 14' 1" (4.61m X 4.30m)*

Upvc double glazed window to front aspect, stairs rising to first floor, radiator, Kardean flooring, Oak double doors to Kitchen/Diner.

### **Kitchen/Diner**

*15' 0" X 8' 7" (4.59m X 2.63m)*

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, range of wall, drawer and base units, work tops over, cupboard housing gas fired boiler, Upvc double glazed window to rear aspect, space and plumbing for washing machine, space for fridge freezer, open through to:

### **Extension Family Room**

*8' 6" X 7' 7" (2.60m X 2.33m)*

Vaulted ceiling, two skylights, radiator, Upvc double glazed window to rear aspect, Upvc double glazed French doors to garden.

### **First Floor Landing**

Airing cupboard housing hot water tank.

### **Bedroom One**

*11' 8" X 8' 6" (3.58m X 2.60m)*

Upvc double glazed window to front aspect, radiator, built in wardrobes with hanging rail and shelving as fitted, door to en-suite.

### **En-suite**

Refitted to comprise width and a half fully tiled shower cubicle, glazed screen, low level wc, pedestal wash hand basin, chrome ladder towel rail, Upvc double glazed window to front aspect.

### **Bedroom Two**

*8' 5" X 7' 11" (2.57m X 2.43m)*

Upvc double glazed window to rear aspect, radiator.

### **Bedroom Three**

*7' 11" X 6' 5" (2.42m X 1.98m)*

Upvc double glazed window to rear aspect, radiator.

### **Family Bathroom**

*6' 2" X 5' 6" (1.90m X 1.70m)*

Suite of low level wc, pedestal wash hand basin, panel bath, radiator.

### **Front Garden**

Laid to lawn with flower and shrub beds and borders, pathway leading to property entrance. Gated side access.

### **Rear Garden**

South west facing rear garden which is laid to lawn, decked area, patio area, fully enclosed by panel fencing.

### **Garage**

Single garage with up and over door, light and power connected.

### **Please Note**

EPC Rating: TBC.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

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

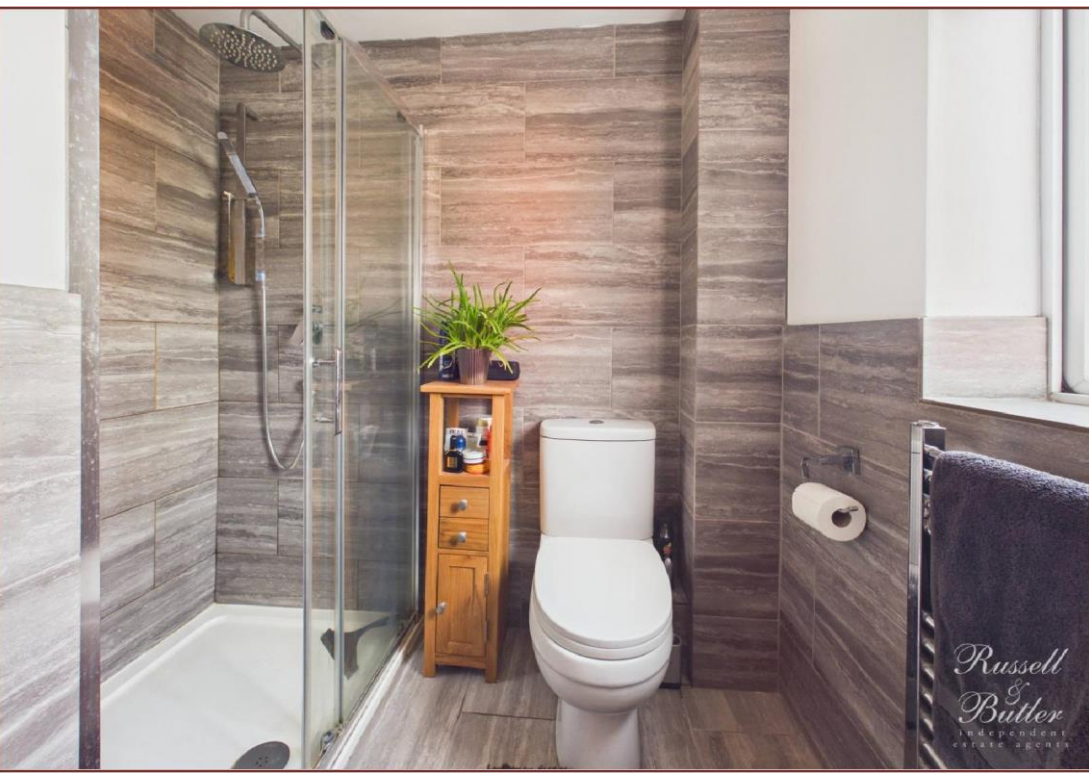
**BROADBAND/MOBILE COVERAGE:** Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Allocated parking.

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

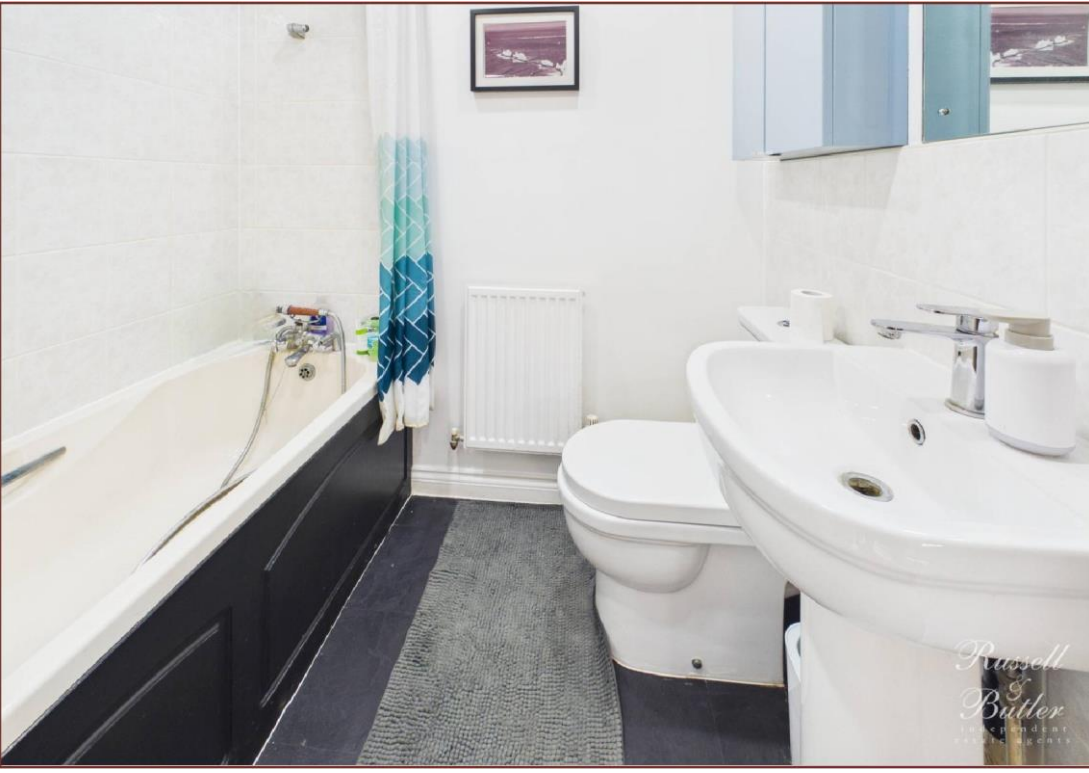
### **Mortgage Advice**

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 Building 1

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

442 ft<sup>2</sup>

41.1 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

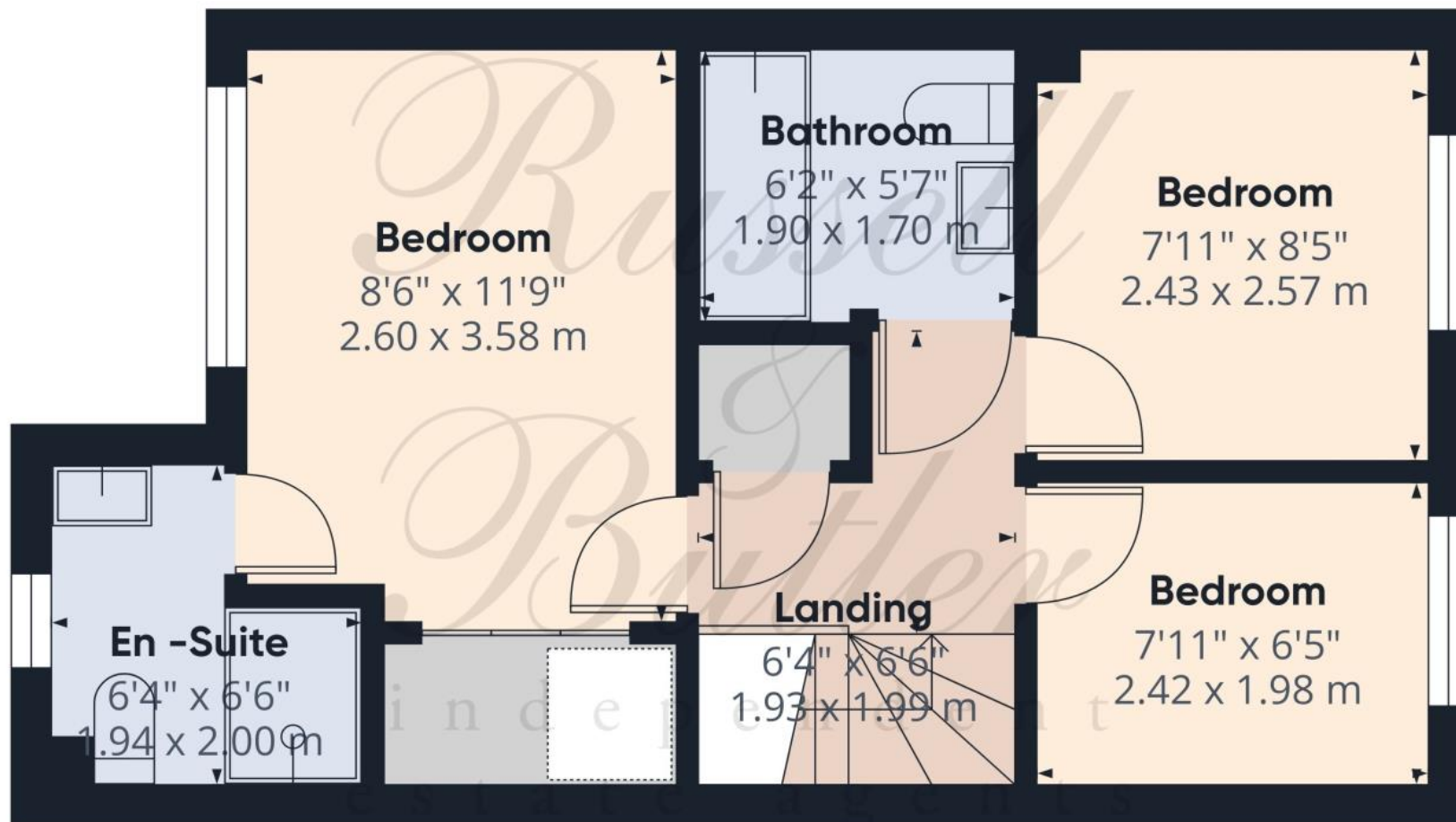
(1) Excluding balconies and terraces

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

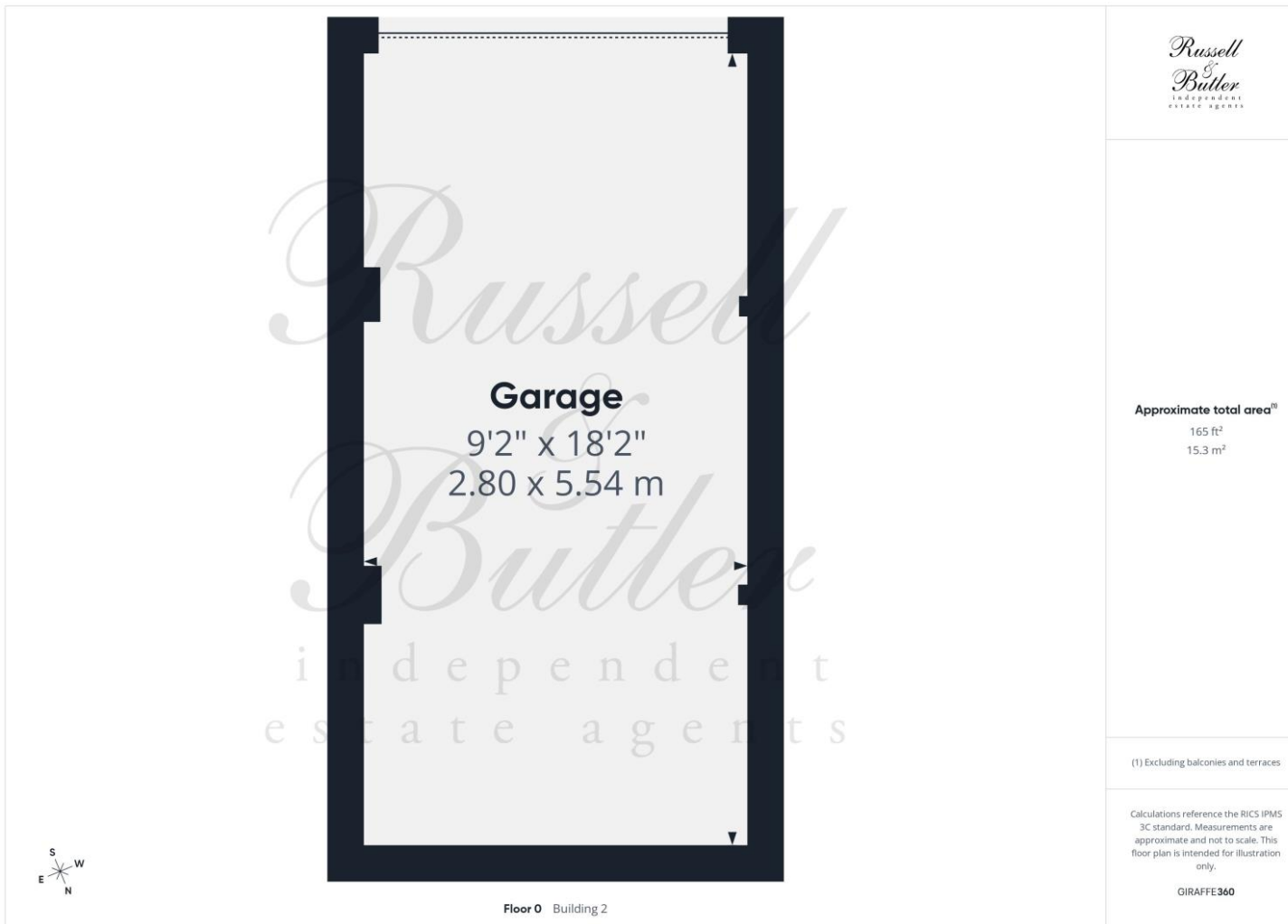
333 ft<sup>2</sup>  
30.9 m<sup>2</sup>

(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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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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