Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Krohn Close, Buckingham, MK18 7HS

Asking Price £200,000.00 Freehold

A one double bedroom cluster home located in a quiet cul de sac on the popular Linden Village development which is within close walking proximity to Buckingham Town, and the amenities. The property is offered for sale with no onward chain and the accommodation comprises: Entrance porch, leading into the hallway, kitchen with built in electric hob and oven, sitting room with French door leading out onto the paved and private rear garden. Upstairs the landing leads to the double bedroom with built in wardrobe, large airing cupboard/ wardrobe and the shower room with white suite and built in storage. The rear garden is fully enclosed and paved for ease of maintenance with flower beds, storage shed and built in BBQ area. There is a single a garage in a nearby block which has recently had a new roof.
Council tax band B. EPC rating D.









Entrance
Upvc double glazed door to entrance porch.

Entrance Porch
Ideal cloaks storage space, part glazed door to:

Lounge/Diner
11' 5" X 9' 4" (3.50m X 2.87m)
With stairs rising to the first floor, electric heater, wall light points, Upvc double glazed window and door to the enclosed rear garden.

Kitchen
6' 10" X 6' 4" (2.09m X 1.94m)
Fitted to comprise inset stainless steel single drainer sink unit with cupboard under, range of wall, drawer and base units with work tops over, ceramic tiling to splash area, built in electric hob with filter hood over and oven under, space and plumbing for washing machine, Upvc double glazed window to rear aspect.

First Floor Landing
With large walk in storage airing cupboard with shelving and rail as fitted.

Bedroom
9' 5" X 8' 10" (2.89m X 2.71m)
Upvc double glazed window to rear aspect, large over stair built in wardrobe, electric heater
.

Shower Room
White suite of fully tiled shower cubicle with 'Aqualisa' shower as fitted, glazed screen, low level W/C with concealed cistern, wash hand basin housed in vanity unit with storage to side and storage under, extractor fan, Upvc double glazed window to side aspect, electric heater, inset downlighters.

Rear Garden
Fully enclosed rear courtyard style garden which is laid to patio with built in BBQ area, raised flower and shrub borders, outside tap, outside lighting, small storage shed, gated side access and enclosed by panel fencing.

Garage
16' 2" X 8' 3" (4.95m X 2.54m)
Located in a nearby block with up and over door, the garage roof as replaced last year (2025)

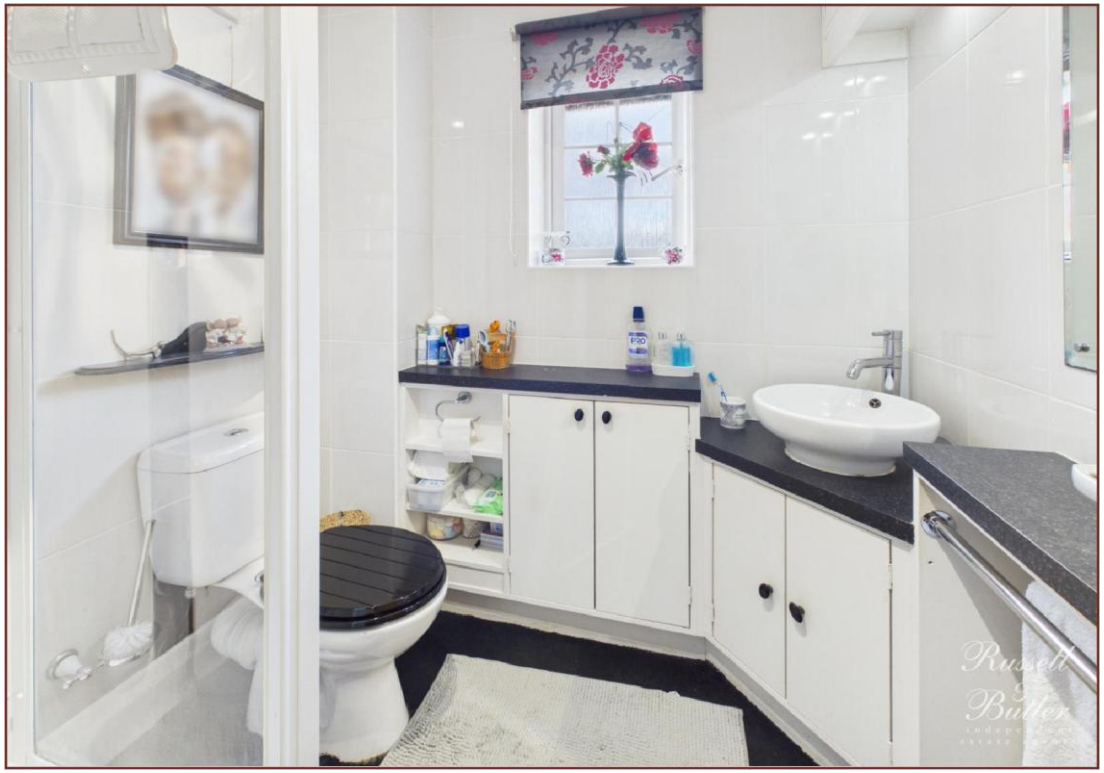
Please Note
All main services are connected with the exception of gas.
Construction type: Standard.
Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating; Electric
Council tax band B
EPC rating D

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.

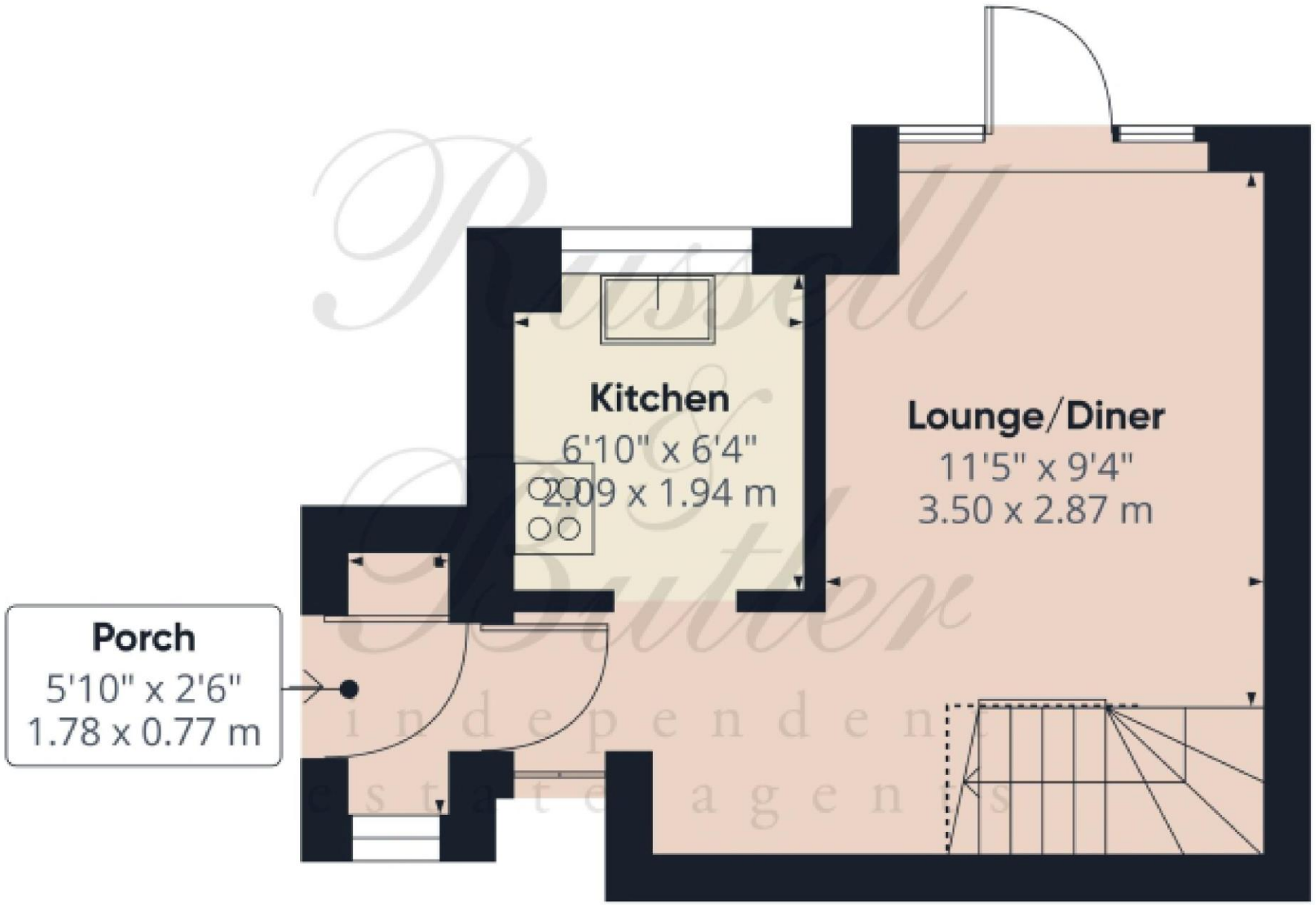









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Floor 0 Building 1

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Approximate total area[1]

225 ft²
20.9 m²

Reduced headroom

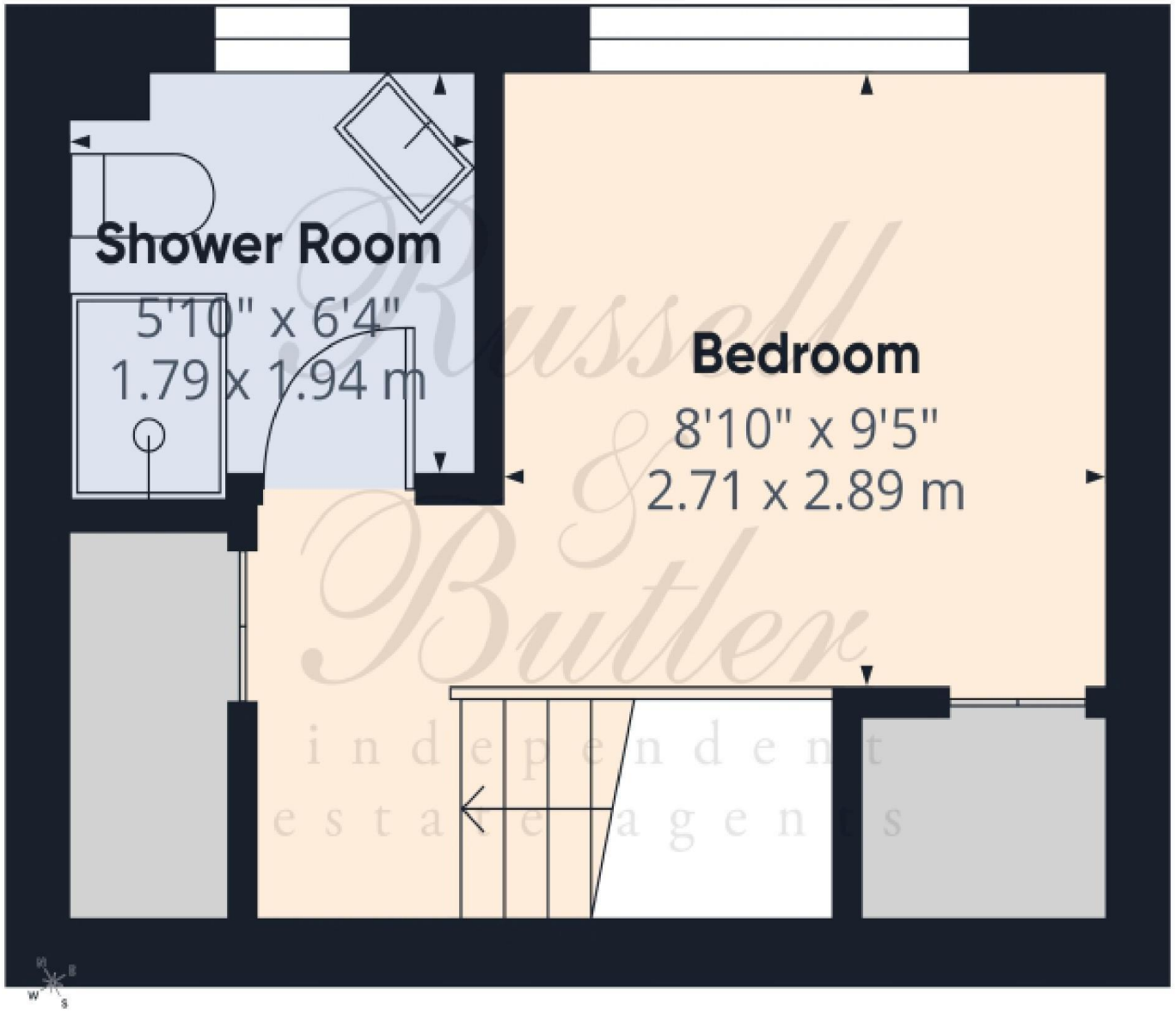
12 ft²
1.2 m²

(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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Floor 1 Building 1

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Approximate total area[1]

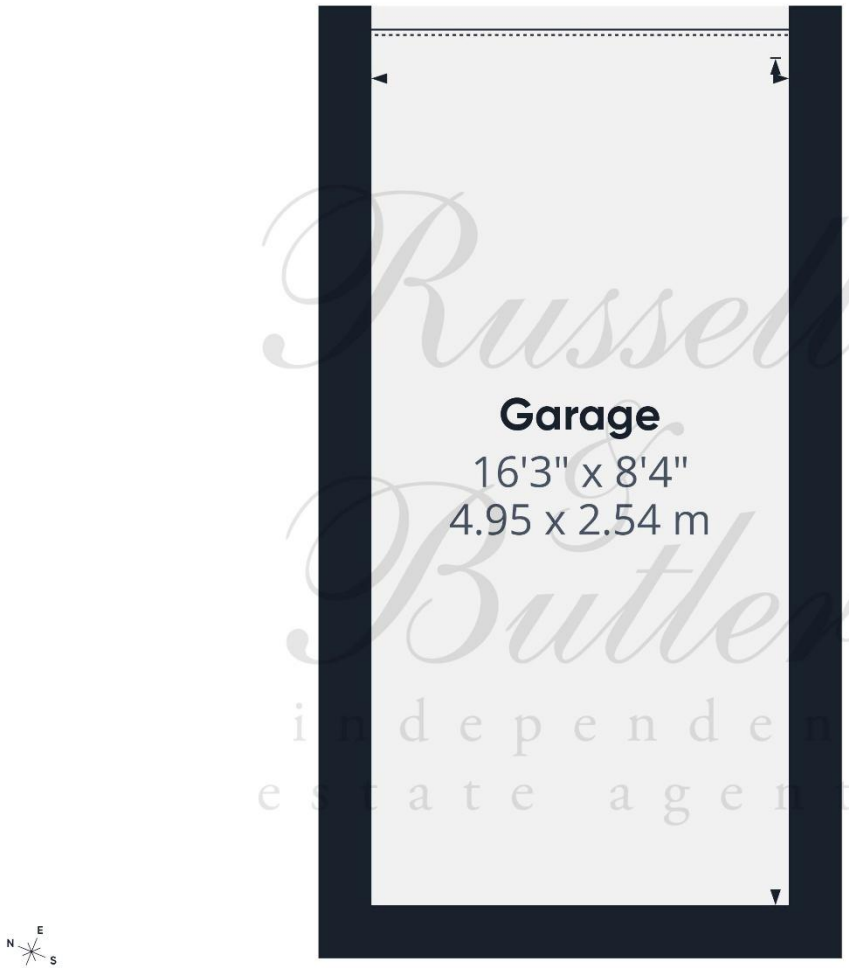
175 ft²

16.2 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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Floor 0 Building 2

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Approximate total area(1)

138 ft²

12.8 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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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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