

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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The Island, Steeple Claydon, MK18 2NU

Asking Price £369,995

A spacious three bedroom semi detached house situated at the top end of a quiet cul de sac with a good sized south west facing rear garden. The property has the advantages of gas to radiator central heating, UPVC double glazing, a triple width drive way whilst the garage has been converted to create a snug/study and a useful utility/storage room. The accommodation comprises: Entrance hall, sitting room, dining room, kitchen, snug/study, utility/storage room, first floor landing, three bedrooms, bathroom, triple width parking and rear garden. Council Tax Band C. Energy rating awaited.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Upvc double glazed window to front aspect, stairs rising to first floor, radiator.

Sitting Room

15' 5" X 11' 3" (4.71m X 3.44m)

Double radiator, under stairs storage cupboard, Upvc double glazed French patio doors to rear garden, open through to:

Dining Room

11' 4" X 9' 8" (3.46m Max, 2.97m Min x 2.96m)

Radiator with cover, Upvc double glazed window to rear aspect, wood laminate flooring, doorway to kitchen.

Kitchen

11' 3" X 8' 5" (3.43m X 2.58m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, space for cooker, plumbing for automatic washing machine and dishwasher, ceramic tiled floor, Upvc double glazed window to front aspect, inset downlighting, door to:

Snug/Study

Radiator, Upvc double glazed window to front aspect, door to:

Utility/Store Room

7' 6" X 7' 4" (2.30m X 2.24m)

"Worcester" gas fired combi boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed door to garden, ceramic tiled floor.

First Floor Landing

Access to loft space with light and boarding, Upvc double glazed window to front aspect, linen cupboard with shelving.

Bedroom One

11' 3" X 9' 3" (3.45m x 2.82m + Door recess)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Two

11' 0" X 9' 4" (3.36m X 2.85m)

Radiator with cover, Upvc double glazed windows to side and rear aspects, built in wardrobes.

Bedroom Three

9' 3" X 8' 3" (2.83m Max x 2.53m Max) L-shaped.

Radiator, over stairs storage cupboard, Upvc double glazed window to front aspect.

Family Bathroom

7' 4" X 5' 5" (2.25m X 1.67m)

White suite of panel bath with shower over, wash hand basin, cupboard under, low flush wc, full and half ceramic tiling to two and half walls, half wood panelling to remainder of walls, ladder towel radiator, Upvc double glazed windows to front and side aspects, extractor fan.

Front Garden

Block paved and shingle, providing triple width parking.

Rear Garden

Laid to lawn with flower and shrub beds and borders, block paved patio, fully enclosed by timber fencing.

Please Note

Council Tax Band C

EPC Rating TBC

Construction type: Standard. Electricity supply: Mains. Water supply: Mains.

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

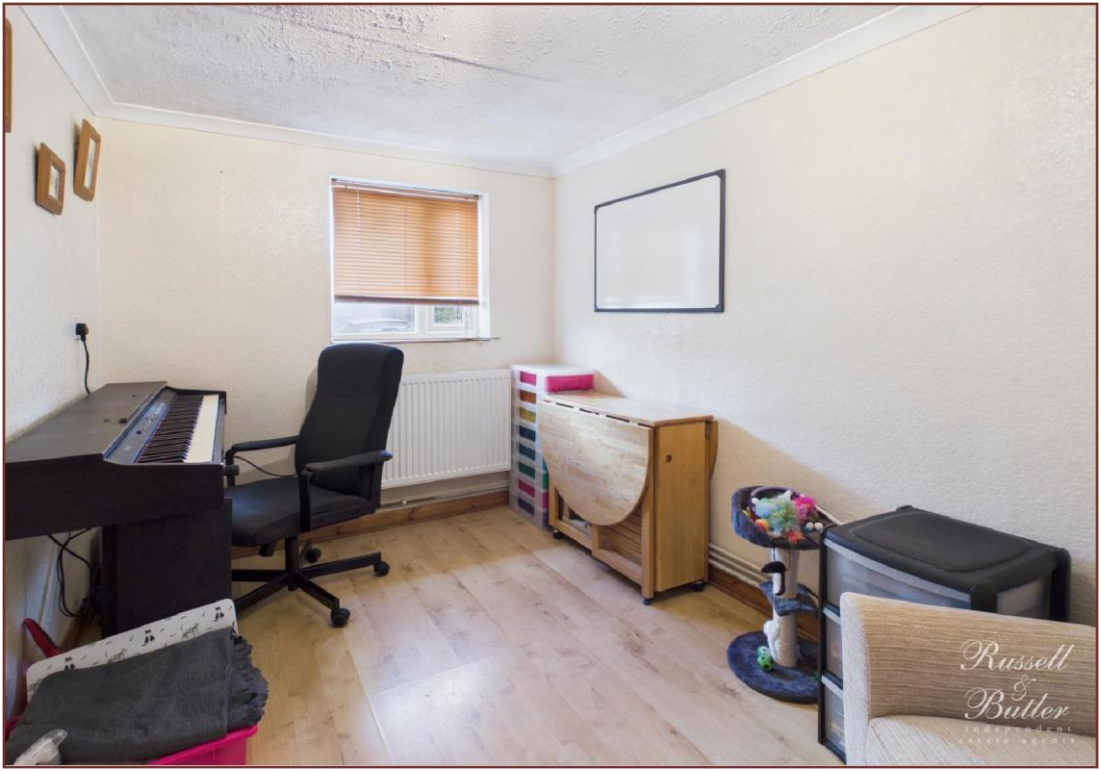
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Driving 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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LANDSCAPE ARCHITECTS
EST. 1981



Utility Room/ Store

7'3" x 7'6"
2.22 x 2.29 m

Dining Room

11'2" x 9'6"
3.42 x 2.91 m

Sitting Room

11'3" x 15'3"
3.44 x 4.65 m

Snug/Study

7'1" x 10'9"
2.16 x 3.28 m

Kitchen

11'2" x 8'5"
3.42 x 2.58 m

Hallway

5'11" x 6'7"
1.81 x 2.02 m

Approximate total area⁽¹⁾

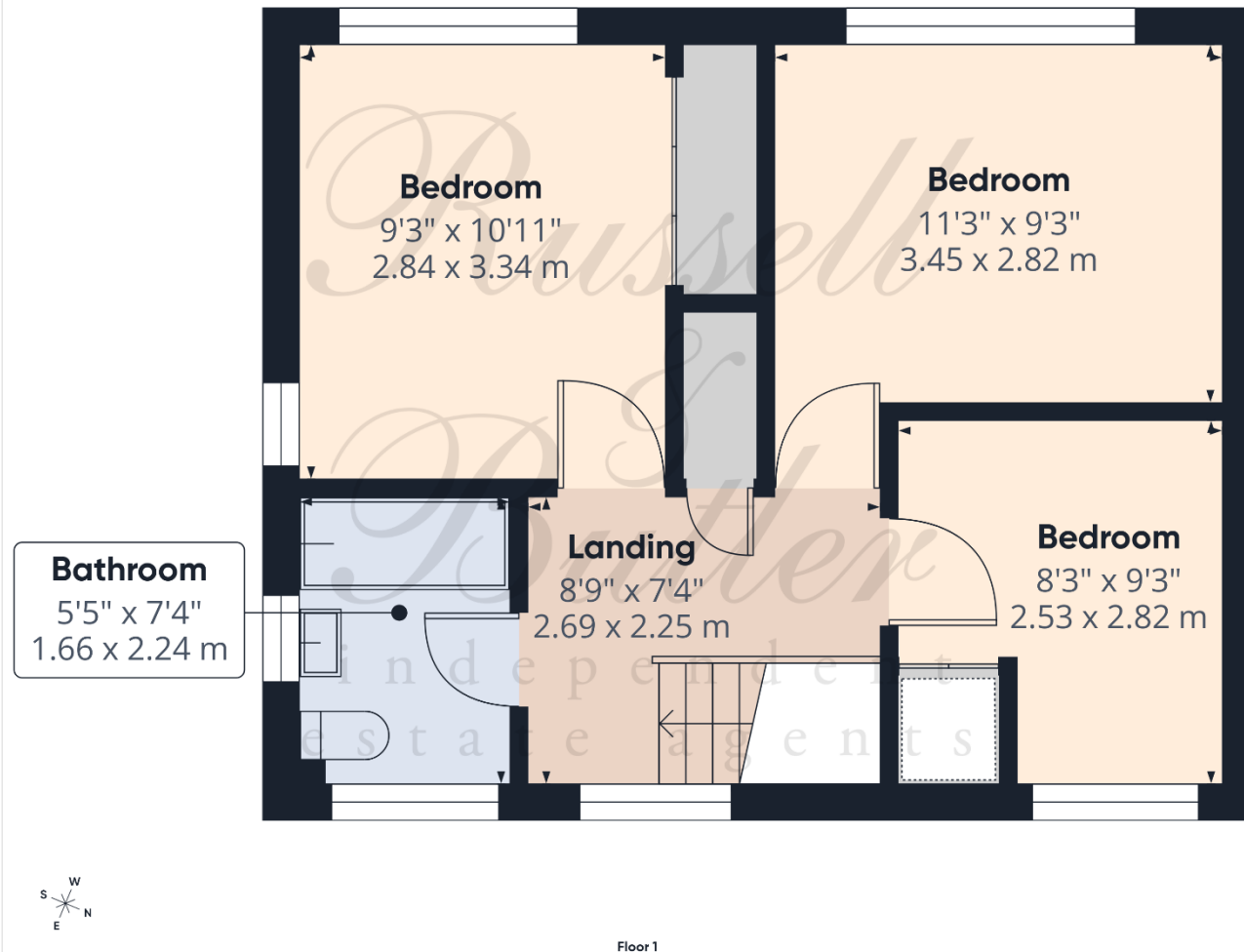
562 ft²
52.2 m²

(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.

GIRAFFE360





Approximate total area⁽¹⁾
401 ft²
37.2 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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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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