

hillyards.

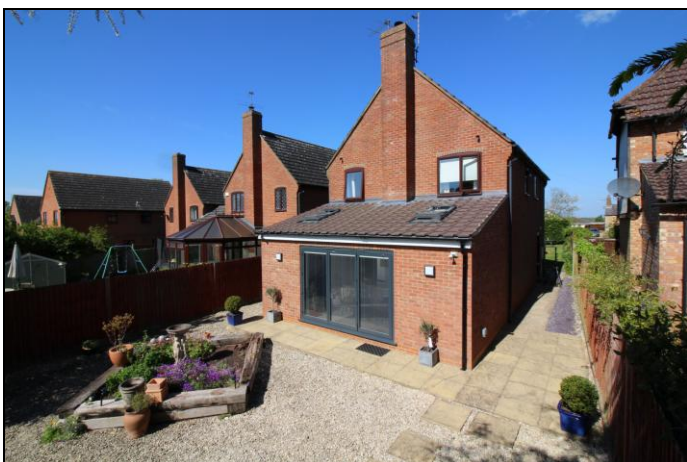


Hillyards Estate Agents are pleased to offer this extended four bedroom detached family home that is situated in the rural Buckinghamshire village of Edgcott. The property is offered to the market in excellent condition throughout and offers undisturbed views over open countryside as well as falling into a superb school catchment area. The house offers spacious living accommodation consisting of entrance porch, hallway, guest cloakroom, lounge, family room with bi-folding doors to the rear garden, dining room, refitted kitchen & utility area, four bedrooms with en-suite to the master and family bathroom as well as large front and rear garden backing onto open fields, double garage with driveway parking and summer house. We highly recommend an internal viewing to truly appreciate this superb family home.

Offers in excess of £500,000

Grendon Road, Edgcott, Buckinghamshire. HP18 0TN

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Accommodation

Entrance Hall

Cloakroom

Lounge 19'0 x 11'6 (5.79m x 3.51m)

Family Room 19'0 x 9'11 (5.79m x 3.02m)

Dining Room 11'4 x 9'2 (3.45m x 2.79m)

Kitchen 12'4 x 9'6 (3.76m x 2.90m)

Utility Room 6'7 x 5'11 (2.01m x 1.80m)

Bedroom 11'10 x 11'7 (3.61m x 3.53m)

En-Suite

Bedroom 10'10 x 8'11 (3.30m x 2.72m)

Bedroom 9'1 x 7'11 (2.77m x 2.41m)

Bedroom 8'4 x 7'1 (2.54m x 2.16m)

Bathroom

Rear Garden 82'0 x 34'0 (approx) (24.99m x 10.36m)

Front Garden 25'0 x 30'0 (approx) (7.62m x 9.14m)

Additional Garden (front) 43'0 x 34'0 (approx) (13.11m x 10.36m)

Gardens

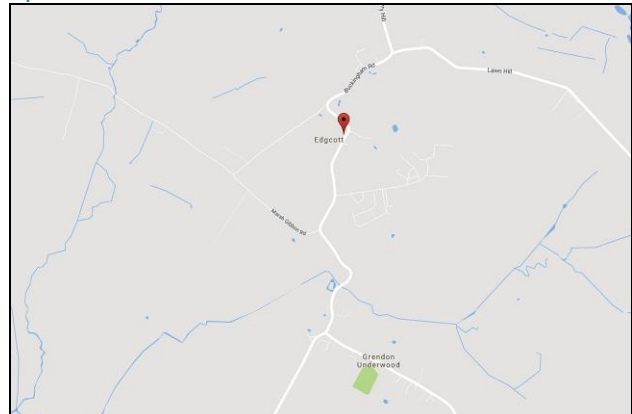
There is a large rear garden initially laid to paving with the rear part laid to lawn with summer house and backing on to open countryside. The front garden is split in two, laid mainly to lawn with access to double garage and large storage shed. All gardens offer a high degree of privacy.

Garage & Driveway Parking

There is a double garage with power & light with driveway located in front for two vehicles.

Property Information

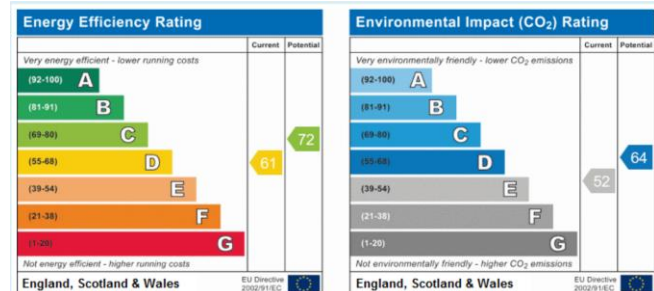
Map



Council Tax Band

D (approximately £1466.00 per annum based on 2 adults residing at the property)

Energy Performance Graph



Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor Plan: Not to scale, for illustrative purposes only.