

# hillyards.



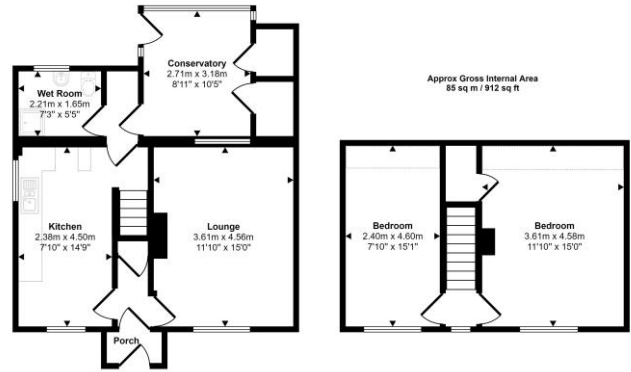
Hillyards Estate Agents bring to the market this two bedroom semi-detached house situated in the popular Buckinghamshire village of Grendon Underwood. The property needs updating throughout and offers the potential to extend to the rear (stpp). Currently the accommodation consists of lounge, kitchen, conservatory, ground floor wet room & two double bedrooms as well as large rear garden, garage & driveway parking. The property is offered with no onward chain and sits within the catchment area of excellent local schools. A viewing comes highly recommended

**£285,000**

Crescent Cottages, Grendon Underwood, Bucks. HP18 0SW



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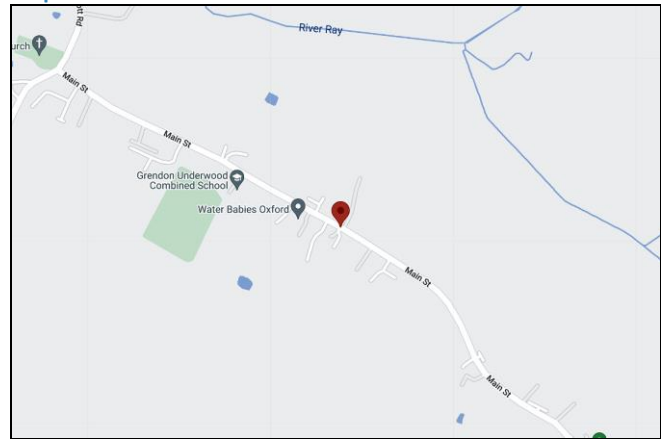
## Front & Rear Gardens

There are good size front & rear gardens.

## Garage & Driveway Parking

There is a single garage located to the side/rear of the house plus driveway in front for one vehicle.

## Map



## Council Tax Band

C (approximately £1896.58 per annum based on 2 adults residing at the property).

## Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

**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.