



Grove Lee, Main Street, Grendon Underwood, Aylesbury, HP18 0SJ

DESCRIPTION

A detached 3 bedroom bungalow located on a large, private plot backing onto fields, with good sized gardens to the front and back. This property is offered to the market with no onward chain.

The bungalow is in good order throughout, benefits from oil central heating and is double glazed.

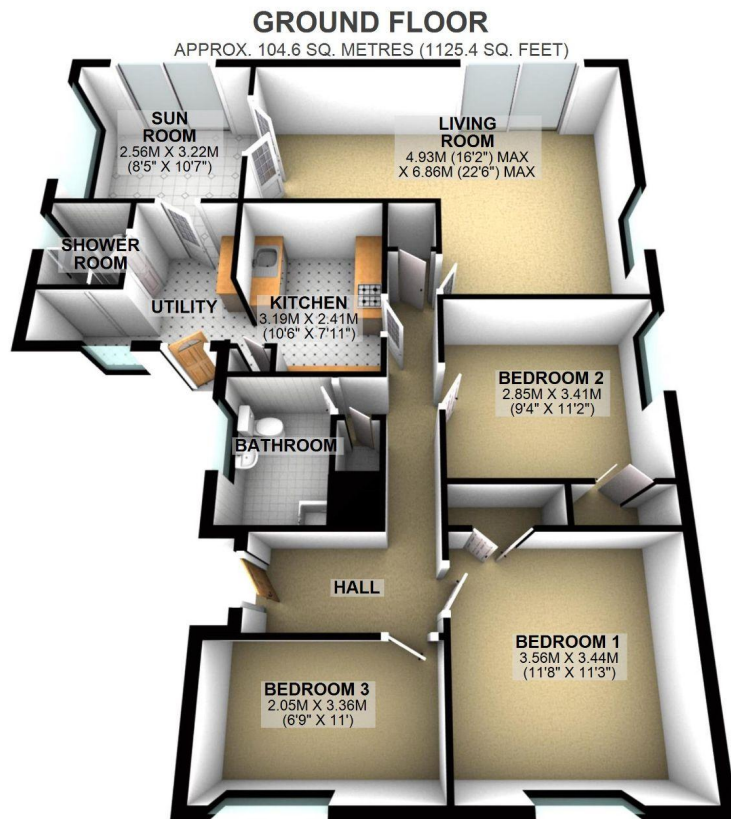
The accommodation comprises of a hall with storage cupboard, 3 well proportioned bedrooms, 2 of which have built in wardrobes, family bathroom with shower over the bath, a further wet room, utility, kitchen, L-shaped living room with open fireplace and a separate sun room/dining room with views over the rear garden.

Outside there is a detached garage and driveway parking for 6 vehicles, a long, private front garden and a large secluded rear garden, southerly in aspect with patio area, separate fruit garden, garden shed and summer house.

Grendon Underwood has many local amenities including a well regarded local shop with post office, village hall with pop up bar, local pub serving food and a primary school which feeds into the highly rated Waddesdon senior school.







TOTAL AREA: APPROX. 104.6 SQ. METRES (1125.4 SQ. FEET)

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



01869 321999



37 Market Square, Bicester, OX26 6AG



bicester@hunters.com



OPENING HOURS

Mon - Fri: 9.00 am - 6pm
Sat: 9.00 am - 5.00pm

HUNTERS®

HERE TO GET *you* THERE



VAT Reg. No 581480236 | Registered No: 02632567 | Registered Office: 37 Market Square, Bicester, OX26 6AG
A Hunters franchise owned and operated under licence by Michael Crouch Estate Agents Ltd | Registered Address: 37 Market Square, Bicester, GB, OX26 6AG | Registered Number: 02632567 England and Wales | VAT No: 581480236 Michael Crouch Estate Agents Ltd