



**Connells**

Shakespeare Orchard  
Grendon Underwood Aylesbury



# Shakespeare Orchard Grendon Underwood Aylesbury HP18 0SQ

for sale offers in excess of  
**£300,000**



## Property Description

Connells are pleased to bring this well-presented mid-terraced house to the market that is situated within the popular village of Grendon Underwood. The property comprises of a welcoming reception room, a modern semi-integrated fitted kitchen, three well-proportioned bedrooms as well as a family bathroom suite. The property has been redecorated throughout and benefits from new carpets, an additional loft room, a downstairs cloakroom, well-maintained front and rear gardens as well as off-street parking to the rear of the property.

An ideal family home, the property is conveniently located with easy access to access to Bicester and Aylesbury and is within good school catchments.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Porch

Front door, door into kitchen.

## Kitchen

7' 8" MAX x 11' 8" MAX ( 2.34m MAX x 3.56m MAX )

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, integrated eye level electric oven, electric hob with extractor hood, integrated microwave, plumbing for washing machine, integrated fridge/freezer.

## Living Room

15' 3" MAX x 11' 8" MAX ( 4.65m MAX x 3.56m MAX )

Window to rear aspect, television point, telephone point, radiator, stairs to first floor landing.

## Cloakroom

WC, vanity wash hand basin.

## First Floor Landing

Stairs from entrance living room.

## Bedroom One

11' 10" x 9' 10" ( 3.61m x 3.00m )

Window to front aspect, radiator.

## Bedroom Two

11' 9" x 8' 10" ( 3.58m x 2.69m )

Window to rear aspect, radiator.

## Bedroom Three

11' 9" MAX x 8' 10" MAX ( 3.58m MAX x 2.69m MAX )

Skylight window to rear aspect, steps up to loft, radiator.

## Bathroom

Bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated hand towel rail.

## Second Floor

### Loft Room

19' 9" x 11' 7" INTO ALCOVE ( 6.02m x 3.53m INTO ALCOVE )

Two velux windows, storage eaves.

## Outside

### Front Garden

Enclosed with lawned area and pathway to front door.

### Rear Garden

Being enclosed with paved area and gated access.

## Parking

Off-street parking to rear of property.

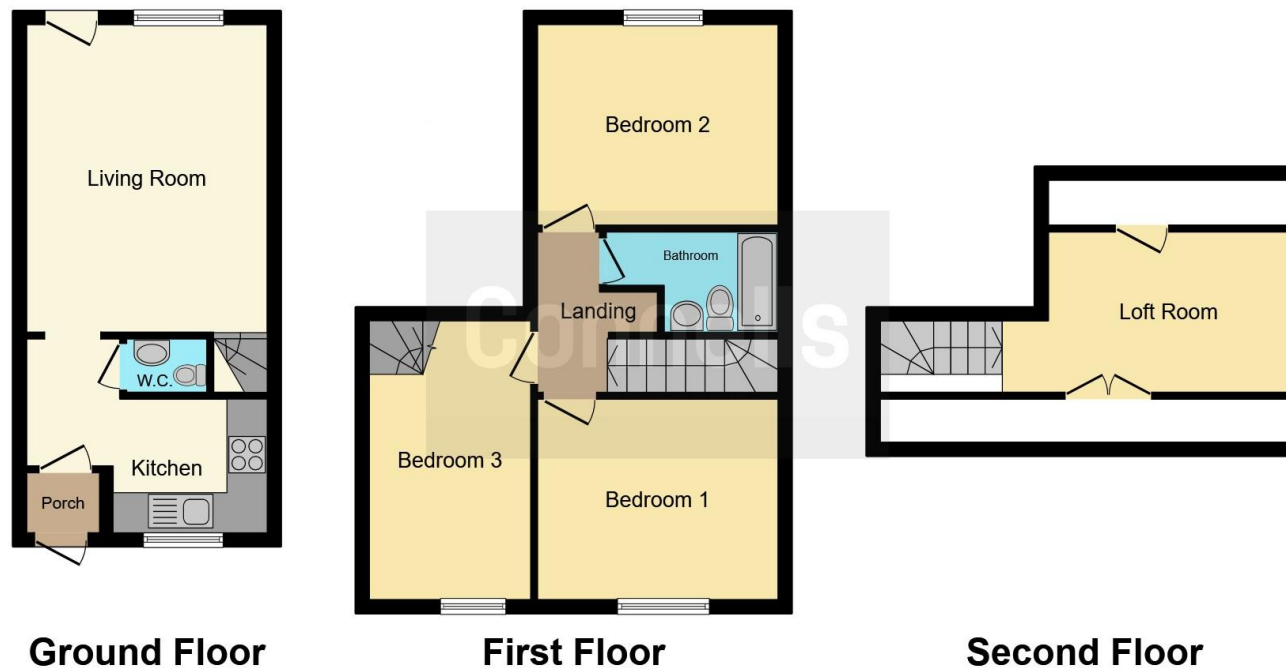












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LEY304520](http://connells.co.uk/Property/LEY304520)



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