



Springhill Road

| Grendon Underwood | Buckinghamshire | HP18 0TE



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PROPERTIES

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Williams Properties are delighted to welcome to the market this three bedroom semi-detached house located in the popular village of Grendon Underwood, Aylesbury. The property comprises of an entrance hall, kitchen, living room, three bedrooms, bathroom, separate wc, enclosed rear garden, garage and off road parking. Viewing comes highly recommended on the fantastic family home.

## Offers in excess of £290,000

- Three Bedroom House
- Enclosed Rear Garden
- Easy Access To A41/M40
- Semi - Detached
- Garage & Off Road Parking
- Village Location
- No Onward Chain
- Viewing Highly Advised

### Grendon Underwood

Grendon Underwood is approximately nine miles west of Aylesbury with a history dating back to the 16th and 17th centuries, many attractive thatched cottages and noted buildings can be seen in the village today, including Shakespeare Farm House and the 12th century church of St Leonard. The village has a general store with post office, garage and a Public House. Extensive shopping facilities are situated at Bicester Village Retail Outlet and at the refurbished Friars Square Centre in Aylesbury. The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Services to Euston are available from Cheddington and Leighton Buzzard. Primary Schools can be found in the village & Secondary Schools include Waddesdon Secondary School and Grammar Schools in Aylesbury.

### Council Tax

Band B

### Local Authority

Buckinghamshire Council

### Services

Mains water, drainage & electric  
Oil fired heating



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The property is within close proximity to a general store, post office, garage and a public house. Grendon Underwood Combined School is a short drive away.



**Entry**

Enter through the front door into the entryway with a further door into the hallway.

**Hallway**

Stairs rise to the first floor and doors to the living room and kitchen.

**Living Room**

Living room consists of a window to the front aspect, carpet laid to floor, radiators, light pendant to ceiling, electric fireplace and doors leading out to the rear garden. Space for a sofa set, dining table and chairs and other furniture.

**Kitchen**

Kitchen consists of a range of base and wall mounted units with worktops, inset sink bowl unit with mixer tap and window over, inset electric hob, oven and grill, space for upright fridge/freezer, space for washing machine and tumble dryer, storage cupboard and door to the garden.

**First Floor**

Doors to all bedrooms, bathroom, wc and airing cupboard.

**Bedroom**

Bedroom consists of a window to the front aspect, built in wardrobes, radiator, light fitting to ceiling and space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window to the front aspect, built in wardrobe, radiator, light fitting to ceiling and space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window to the rear aspect, built in wardrobe, radiator, light fitting to ceiling and space for a range of furniture.

**Bathroom**

Bathroom is fully tiled and comprises a hand wash basin unit, bathtub with shower attachment, radiator and a frosted window.

**WC**

Comprising of a wc and a frosted window.

**Rear Garden**

Enclosed rear garden with a paved patio leading to an area of grass laid, established trees and gated access to the front.

**Garage & Parking**

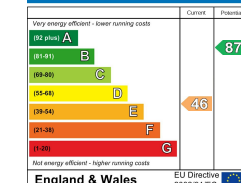
Garage in a block. Off road parking to the front.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

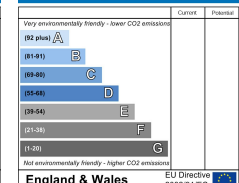


**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC



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For clarification, we wish to inform perspective 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 are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.