



Springhill Road

Grendon Underwood | Aylesbury | Buckinghamshire |
HP18 0TF



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Williams Properties are pleased to welcome to the market this two bedroom semi-detached house in the Springhill development in Grendon Underwood. The property has 16x solar panels, cavity wall insulation and brand new smart storage heating. Accommodation comprises of an entrance hall, kitchen/diner, spacious living room, two double bedrooms, bathroom and separate WC. Outside there is driveway parking for three vehicles and an enclosed rear garden.

Asking price £310,000

- Village Location
- Two Double Bedrooms
- Easy Access To M40
- Enclosed Rear Garden
- Semi - Detached House
- Driveway Parking
- Kitchen / Diner
- Viewing Recommended

Grendon Underwood

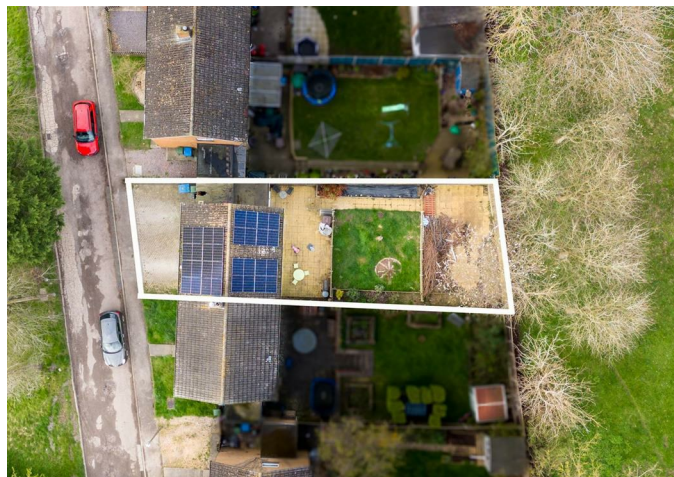
Grendon Underwood is approximately nine miles west of Aylesbury with a history dating back to the 16th and 17th centuries, many attractive thatched cottages and noted buildings can be seen in the village today, including Shakespeare Farm House and the 12th century church of St Leonard. The village has 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



A two bedroom semi-detached family home situated in the village of Grendon Underwood. The A41 provides easy access into Aylesbury, Bicester and the M40 network.



Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor and doors to the kitchen/diner and living room.

Living Room

Living room consists of a window to the front aspect, feature log burner, carpet laid to floor, light fittings to ceiling, radiators and space for a sofa suite and other furniture. Sliding doors lead out to the garden.

Kitchen / Diner

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with window over, Beejing induction hob, Bosch self cleaning oven and overhead extractor, washing machine, tumble dryer and American style fridge/freezer. Storage cupboard. Doors leading out to the garden and front of the property. Space for a dining table set.

First Floor

Doors to both bedrooms, bathroom and WC. Loft access.

Bedroom

Bedroom consists of a window to the front aspect, built in mirrored wardrobes, carpet laid to floor, light fitting to ceiling, storage cupboard and radiator. Space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and built in wardrobe. Space for a double bed and other furniture.

Bathroom

Bathroom comprises a hand wash basin, panelled bathtub with shower attachment, tiling to splash sensitive areas and a frosted window.

WC

Comprising of a wc and frosted window.

Rear Garden

Enclosed rear garden with a paved patio, steps lead up to an area of lawn laid, built in planters and an additional patio area to the rear.

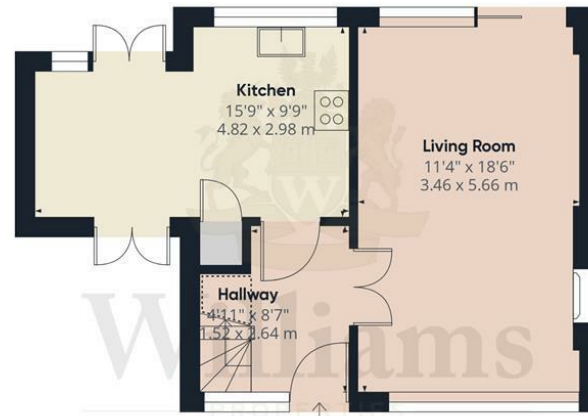
Parking

Block paved driveway with parking for three vehicles.

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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(39-48) D			
(39-54) E				(29-38) E			
(21-38) F				(17-28) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
893.45 ft²
83 m²

Reduced headroom
92.81 ft²
8.62 m²

(1) Excluding balconies and terraces.

(2) Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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.