



34 Springhill Road

| Grendon Underwood | Buckinghamshire | HP18 0TE



Williams
PROPERTIES

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Planning permission for double storey extension. A well presented three bedroom semi detached family home in Grendon Underwood. The property is within the catchment for Waddesdon School. Benefits include: a very spacious lounge, good size kitchen breakfast room, downstairs WC, and three good size bedrooms. Viewing is highly recommended!!

Guide price £325,000

- Planning Permission Granted
- Waddesdon Catchment
- Three Bedrooms
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Off Road Parking
- Good Size Rear Garden
- Village Location

Grendon Underwood

Grendon Underwood is approximately nine miles west of Aylesbury, and has a general store with post office, garage and a Public House. 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.

Situation

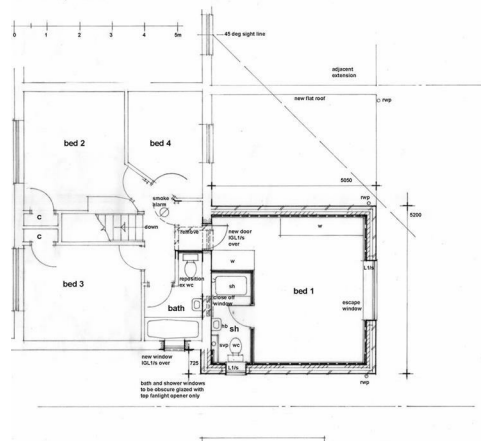
Aylesbury Town Centre approx: 12.6 miles
Bicester Town approx: 8.2 miles
Buckingham approx: 9.7 miles
Thame approx: 13.8 miles
Oxford approx: 22.0 miles

Services

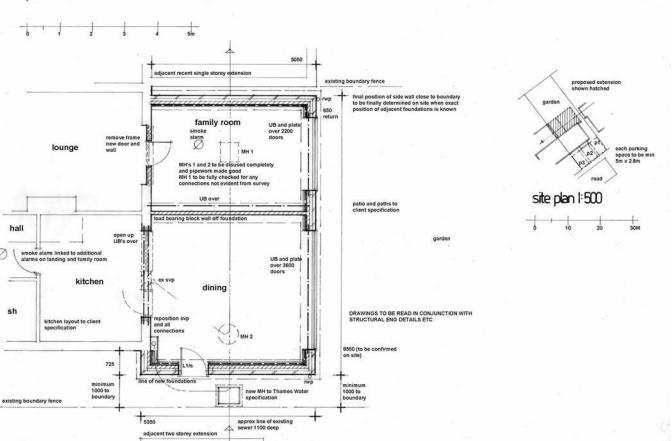
Mains Water, Electricity and Oil Fired Central Heating



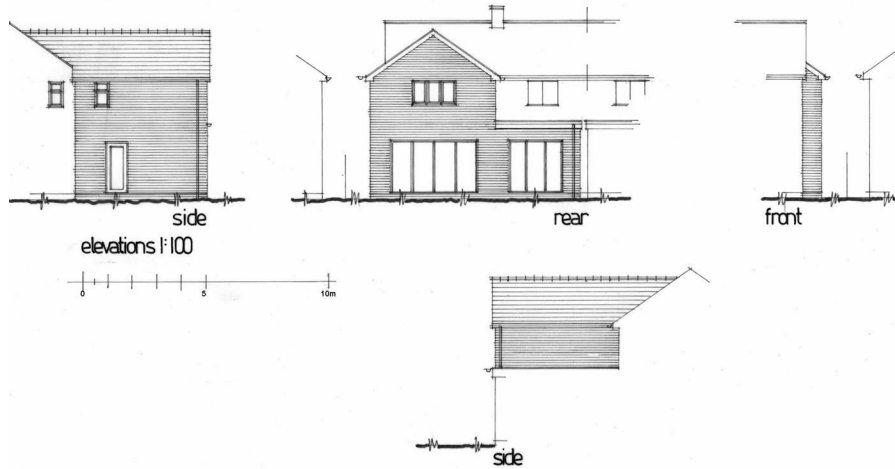
first floor plan 1:50



ground floor plan 1:50



A well proportioned family home within good school catchments including Waddesdon and Aylesbury Grammar Schools. The property is in an excellent position overlooking the green.



Approved Plans



Local Authority

Aylesbury Vale District Council

Council Tax

Band B

Ground Floor

On approaching the property there is a porch with a double glazed front door opening to the entrance hall. Which has stairs rising to the first floor and doors leading to the downstairs cloakroom/utility room, lounge and kitchen/breakfast room. The downstairs cloakroom comprises of a refitted white suite comprising of a washing machine and tumble dryer, radiator and double glazed window to the side aspect. The lounge is a good size and has a partition wall dividing it into two areas which can easily be opened up double glazed window to the front aspect and a patio door opening out to the rear garden, wood effect flooring, TV point and a timber fire surround. The kitchen/breakfast room has a range of high gloss wall mounted and floor standing cupboards with worktops over and tiling to splash sensitive areas, inset sink and drainer with mixer tap, space for a fridge freezer, space for a range cooker, double glazed window and door opening out to the rear garden.

First Floor

The landing has access to the loft space, linen cupboard and doors leading to all the first floor rooms. The Master Bedroom is a good size and has a double glazed window the front aspect, radiator. Bedroom Two has a double glazed window to the front aspect, built in wardrobe and radiator. Bedroom Three has a double glazed window to the rear. The bathroom has a white three piece suite comprising of low level WC, heated towel rail, wash hand basin with a mixer tap, panel bath with a power shower over, floor to ceiling tiling.

Outside

Front Garden: Landscaped with block paved hardstanding for parking, side access to the rear garden.

Rear Garden: Paved patio area, mainly laid to lawn, garden room, enclosed on all boundaries and access to the front garden.

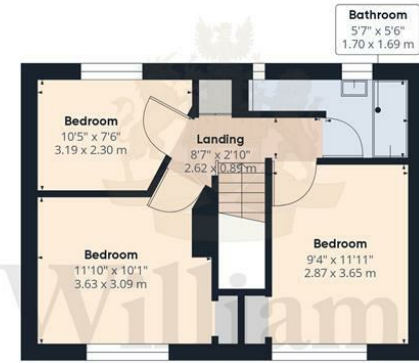
Garden Room

Detached garden room to the rear of the property with light power and doors to the garden.

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		27	48	(13-28) F			
(1-20) G				(1-12) 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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1127.67 ft²
104.76 m²

Reduced headroom
4.54 ft²
0.42 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.