



Springhill Road

Grendon Underwood | Nr Aylesbury | Buckinghamshire |
HP18 0TF



Williams
PROPERTIES

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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, Buckinghamshire. The property is in good order and comprises of kitchen, lounge/diner, bathroom and two good sized bedrooms. Outside, there is off-road parking and an enclosed rear garden. Viewing is highly recommended.

Offers in excess of £285,000

- Village Location
- Off Road Parking
- Easy Access To M40
- Good Order Throughout
- Semi-Detached House
- Utility Room
- Two Double Bedrooms
- Enclosed Rear Garden

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

All main services available



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Entrance Hall

Enter through the front door into the entrance hall consisting of carpeted stairs rising to the first floor, doors to the lounge/diner and kitchen, under stairs cupboard and wood effect flooring.

Living Room

Lounge/diner consists of a large window to the front aspect, feature log burner, wood effect flooring, double light fittings to ceiling, wall mounted radiator and sliding doors leading out to the rear garden. Space for a sofa set, dining table and chairs and a range of other furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with wooden worktops, inset one and half sink bowl unit with mixer tap and window over, inset electric hob, oven and extractor fan, integrated fridge/freezer and dishwasher. Storage cupboard, wood effect flooring and opening to the utility.

Utility

Utility consists of a range of wall mounted units, wood effect worktops with space for washing machine, under counter fridge and tumble dryer. Doors leading out to the rear garden and to the front of the property.

First Floor

Doors to both bedrooms and bathroom. Access to the loft space.

Bedroom

Bedroom consists of a window to the front aspect, wall to wall built in wardrobes, carpet laid to floor, wall mounted radiator and light fitting to ceiling. Space for a king size bed and other furniture.

Bedroom

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

Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower attachment, enclosed shower cubicle, half height tiling, heated towel rail and a frosted window.

Rear Garden

Enclosed rear garden with a paved patio area, stairs leading up to an expanse of lawn, gravelled borders, shrubs and garden shed.

Parking

Off road parking available.

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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Present	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			(11-28) F
(1-20) G			(1-10) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	60	England & Wales
		35	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.