



Springhill Road

Grendon Underwood | Aylesbury | | 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, Buckinghamshire. The property is in good order and comprises of kitchen, lounge/diner, bathroom and two good sized bedrooms. This home is fitted with Solar Panels on the roof and outside, there is off-road parking and an enclosed rear garden. Viewing is highly recommended.

£289,950

- Waddesdon School Catchment
- Two Double Bedrooms
- Semi Detached
- Solar Panels & Batteries
- Working Fireplace
- Utility Room
- Good Order Throughout
- Village Location

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

no mains gas

Electric heating with solar panels and batteries

mains water

mains sewage



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Entrance Hallway
Enter through the front door into the entrance hall consisting of a light fitted to the ceiling, carpeted stairs rising to the first floor, doors to the Kitchen and Lounge/Diner, under stairs cupboard and wood effect flooring.

Living Room/Diner
This spacious front to back Lounge/Diner comprises of a large window to the front aspect, large sliding doors to the enclosed rear patio and garden. wood effect flooring, double lights fitted to the ceiling, an electric heater and a working log burner. Space for a sofa set, dining table and chairs and a range of other living and dining room furniture.

Kitchen
The Kitchen consists of a range of wall and base mounted units with laminate wood effect worktops, inset one and half sink bowl unit with mixer tap. inset electric hob, oven and space for a dishwasher. Wood effect flooring, window to rear aspect and access to the utility.

Utility
The Utility consists of a washing machine, tumbler dryer and fridge/freezer. Doors leading out to the rear garden and to the front of the property.

First Floor Landing
Carpeted flooring, a light fitted to the ceiling and an electric wall mounted heaters. Doors to both bedrooms and bathroom. Access to the loft space.

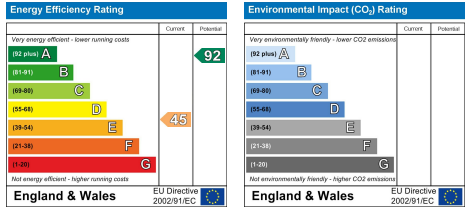
Bedroom
Bedroom consists of a window to the front aspect, wall to wall built in wardrobes, carpet laid to floor and light fitting to ceiling. Space for a king size bed and other furniture.

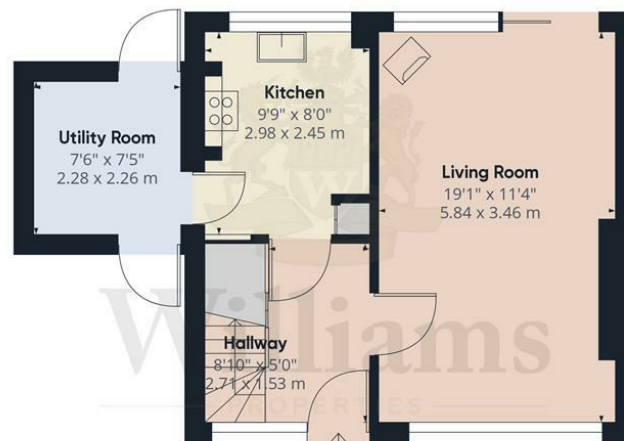
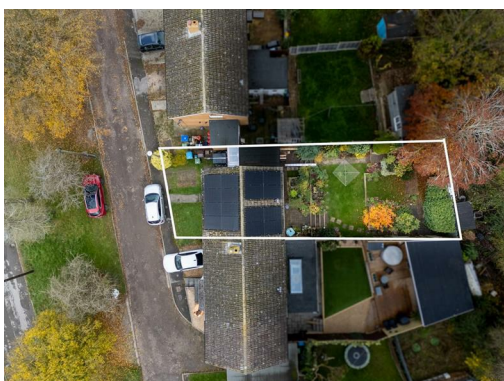
Bedroom
Bedroom consists of a window to the rear aspect, a inbuilt desk and storage area, carpet laid to floor and light fitting to ceiling. Inset pull out bed and space for other bedroom furniture.

Bathroom
Bathroom comprises a low level wc, pedestal hand wash basin and a panelled bathtub with an overhead electric shower.

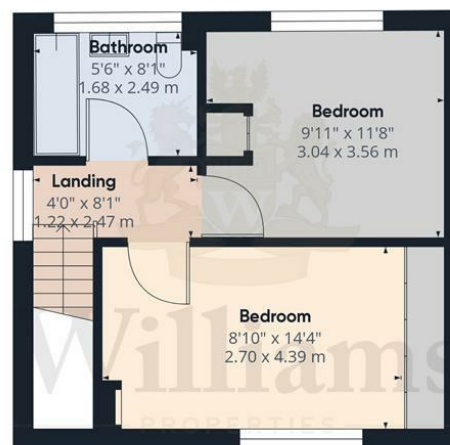
Garden
Enclosed rear garden with a paved patio area, stairs leading up to a lawn, and surrounding shrubs

Buyers 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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

769.29 ft²

71.47 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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.