



65 Springhill Road

| Grendon Underwood | Bucks | HP18 0TQ



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Williams Properties are delighted to welcome to the market this extended three bedroom semi-detached house located in the popular village of Grendon Underwood, Aylesbury. The property comprises of an entrance hall, large kitchen/Diner, living room, downstairs shower room, three bedrooms, bathroom, enclosed rear garden and driveway parking to the front. Viewing comes highly recommended on the fantastic family home.

£365,000

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.

Local Authority

Buckinghamshire Council

Services

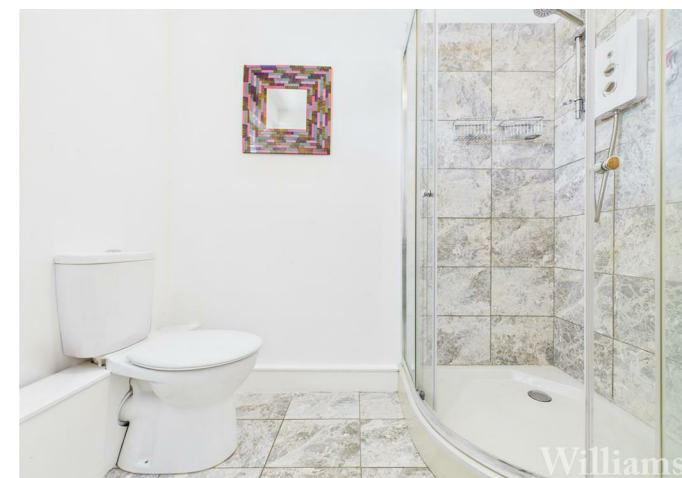
Mains electric, water & drainage

Oil fired heating

Entrance Hall

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





- Extended Three Bed Semi Detached House
- Family Bathroom & Downstairs Shower Room
- Good Size Rear Garden
- Village Location
- Driveway Parking
- Large Kitchen/Diner Shower Room
- Easy Access To A41/M40
- Waddesdon School Catchment

Downstairs Shower Room

This downstairs shower room is comprised of tiled flooring and splash sensitive areas, a light pendant to the ceiling, hand wash basin, a heated towel and low level w/c.

Living Room

The living room consists of a window to the front aspect, French doors leading to the kitchen/diner, fireplace, wooden flooring, a wall mounted radiator, light pendant to ceiling. Space for a sofa set and any other desired furniture.

Kitchen/Diner

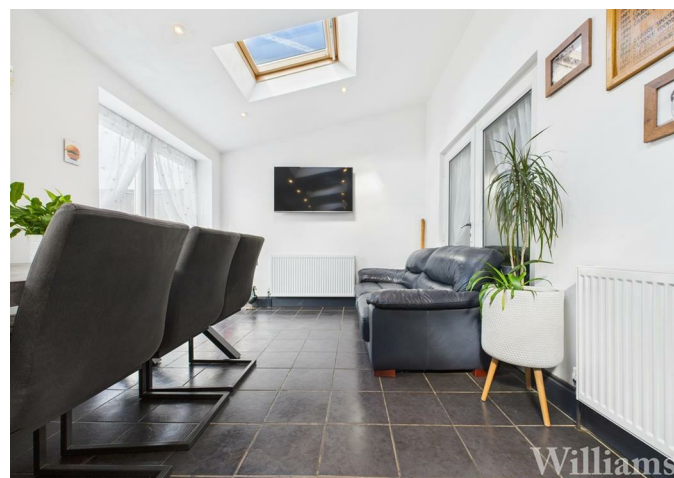
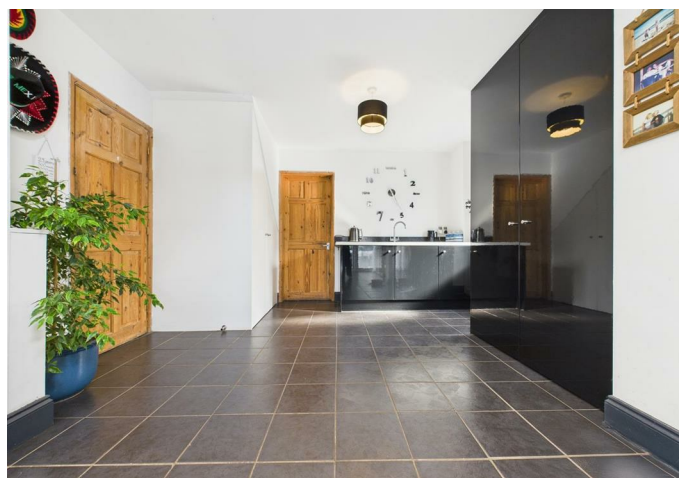
This open plan kitchen / diner features tiled flooring, pendant and spotlights to the ceiling, a wall mounted radiators, an elevated ceiling with skylight windows, two sets of French double doors and a window to the rear aspect, door to the living room and a further set of French doors leading into the living room providing versatile living . The kitchen features and island and multiple wall and base mounted units with a integrated induction hob, basin with a mixer tap, a double oven and integrated white goods. Ample space for a dining set, sofa suite and other desired furniture. Under stairs storage. Side door leading out to the rear or front of the property.

First Floor

Doors to all three bedrooms and bathroom, upstairs w/c. Airing cupboard and loft access.

Bedroom

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



A extended three bedroom semi-detached house situated in the village of Grendon Underwood. The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient reaching London Marylebone in under an hour from Aylesbury.



Bedroom

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

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, a wall mounted radiator, light fitting to ceiling and space for a small double/single bed and other bedroom furniture.

Bathroom

Bathroom is tiled to splash sensitive areas and the remainder is wooden panelled and comprises of a panel bathtub with overhead shower, wall mounted radiator, pedestal hand wash basin and frosted windows.

WC

Comprising of a wc and a frosted window.

Rear Garden

Enclosed rear garden with a large paved patio area, grass laid to the remainder with raised borders with plants and shrubs. There is a garden shed on a concrete base situated to the rear of the garden, enclosed oil tank and gated access to the front. Outside wall lighting, tap and an electric socket.

Parking

Double driveway with parking to the front of the property. Lawn laid to the remainder.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0



Floor 1



Approximate total area⁽¹⁾
1068 ft²
99.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.