

## 3 George Court Grendon Underwood | Aylesbury | | HP18 0YJ

NEW INSTRUCTION!! Williams are very excited to bring this delightful five bedroom detached property situated in the popular village of Grendon Underwood which is within the catchment area for Waddesdon Schools. The property is in a small cul-de-sace so very quiet and private and consists of spacious entrance hall, dining room with bay window to front of property, living room, study, cinema room, beamed conservatory with doors to garden, further living room, spacious kitchen with centre island, utility room, downstairs w/c, extremely large

## Per month £3,750 Per month



















			Current	Potential		Current	Potential
Very energy efficient - low	er running costs				Very environmentally friendly - lower CO2 emissions		
(92 plus) A					(92 plus) 🖄		
(81-91) B					(81-91)		
(69-80)				70	(69-80) C		
(55-68)	D		57		(55-68) D		
(39-64)	E				(39-54)		
(21-38)	F				(21-38) F		
(1-20)		G			(1-20) G		
Not energy efficient - high	er running costs				Not environmentally friendly - higher CO2 emissions		











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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.