



24 Springhill Road

Grendon Underwood | Aylesbury || HP18 0TE



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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 Springhill, Grendon Underwood, Aylesbury. The property comprises of an entrance hall, kitchen, lounge/diner, downstairs storage room, three bedrooms, bathroom, cloakroom, enclosed rear garden and driveway parking to the front. Viewing comes highly recommended on the fantastic family home.

£300,000

- Three Bedrooms
- Enclosed Rear Garden
- Easy Access To A41/M40
- Parking for Multiple Vehicles
- Village Location
- Waddesdon School Catchment

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 this entrance hallway comprised of tiled flooring, a pendant light to the ceiling, stairs rising to the first floor, open doorways to the storage room and lounge/diner and a door to the kitchen.

Lounge/Diner

The lounge/diner is comprised of tiled flooring, a window to the front aspect, pendant light to the ceiling, wall mounted electric heater, French double doors to the rear aspect and space for living and dining room furniture.

Kitchen

This kitchen is comprised of tiled flooring, a pendant light to the ceiling, window to the rear aspect, door to a storage cupboard, door to the enclosed rear garden and a range of wall and base mounted units with an integrated sink with a mixer tap and draining board and space for a washing machine, oven, dishwasher and a fridge/freezer.

Landing

The landing features wood effect flooring underfoot, a pendant light to the ceiling, loft access and doors to a storage cupboard, all three bedrooms, cloakroom and the family bathroom.

Bedroom Three

The third bedroom is comprised of a window to the rear aspect, pendant light to the ceiling, wood effect flooring and space for a double bed and other bedroom furniture.

Bedroom Two

The second bedroom features wooden flooring, a window to the front aspect, a pendant light to the ceiling, a wall mounted electric heater and space for a double bed and other bedroom furniture.

Cloakroom

The cloakroom is comprised of a frosted window to the rear aspect, tile effect vinyl flooring, a pendant light to the ceiling and a low level w/c.

Bathroom

The bathroom is comprised of tile effect vinyl flooring, fully tiled walls, a frosted window to the enclosed rear aspect, a fitted light to the ceiling, extractor fan, a low level w/c and an enclosed shower unit.

Master Bedroom

The master bedroom is comprised of wood flooring, a window to the front aspect, pendant light to the ceiling, an inset storage cupboard and space for a king sized bed and other bedroom furniture.

Garden

This enclosed rear garden features a concrete area to the rear of the property with space for garden furniture, an enclosed pergola space and grass lawn to the remainder.

Parking

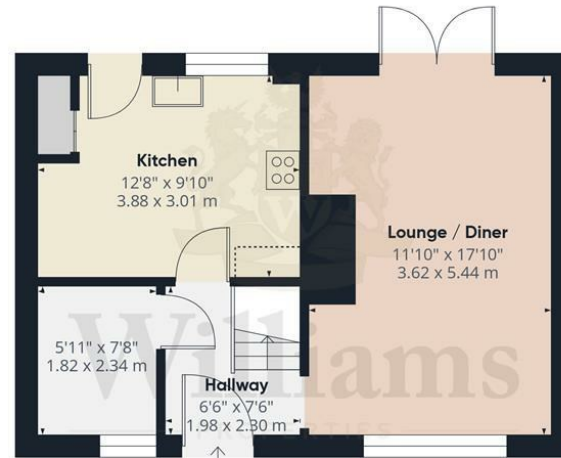
There is parking space for two vehicles.

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			
(45-54) E			
(31-44) F			
(1-30) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
(45-54) E			
(31-44) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Floor 0



Floor 1



Approximate total area

833 ft²
77.5 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration 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.