

# Property details approval form

34 Springhill Road, Grendon Underwood, Aylesbury, Buckinghamshire, HP18 0TE

Date: 18 December 2025

Property Ref and Version: BIC309582 - 0001

Not for marketing purposes INTERNAL USE ONLY

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers in excess of £300,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: E
- > Sold with NO Onward Chain
- > Semi- Detached Property with Air Source heating
- > Previous Planning Permission Approved for Two Storey Rear Extension
- > Living Diner, Kitchen, Utility Area with Shower
- > Three Bedrooms and Family Bathroom
- > Private Rear Garden with Outbuilding
- > Driveway Parking
- > Quiet Village Location

## ○ Short Description

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Sold with No Onward Chain, this spacious Three Bedroom Semi-Detached family home, set in a village location, provides a spacious kitchen, living diner, utility area and shower, three well-proportioned bedrooms and family bathroom, private rear garden with outbuilding, plus driveway parking

## ○ Long Description

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Sold with no onward chain, and set in a peaceful village location, this spacious three-bedroom semi-detached family home offers a wonderful blend of comfort, practicality and outdoor space, along with the potential to extend, as the property previously had planning permission approved for a Two Storey rear extension.

As you approach, the home is fronted by driveway parking and enjoys a pleasant green space outlook, adding to the sense of privacy.

Inside, the layout has been thoughtfully arranged to suit modern family life. The heart of the home is a generous living and dining room-bright, open, and ideal for both relaxing evenings and family gatherings. The kitchen is equally spacious, with plenty of room for cooking and storage, complemented by a separate utility area and a convenient downstairs shower room.

Upstairs, you'll find three good-sized bedrooms and a family bathroom, all offering a comfortable and functional space for everyday living.

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To the rear, the private garden is a real asset-well enclosed and featuring an outbuilding, already set up with potential to become a home gym, office, or playroom depending on your needs. It's a fantastic space for families, with room to unwind, entertain, or simply enjoy the outdoors.

This is a well-proportioned home, set in a village setting, ideal for those seeking a blend of space, privacy and potential.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### **Entrance Hall**

#### **Living Diner**

Laminate Flooring, Fireplace Feature, Window to the front of the property and doors to rear garden

### **Kitchen**

Vinyl flooring, Range Style Cooker and Extractor, Space for Fridge Freezer and Dish Washer, Window to rear and door to rear property

### **Cloakroom / Utility Area**

WC and Shower Cubicle, Towel Rail, Space for Washing machine and Dryer, Window to side of property

### **Landing**

Carpet, access to Bedrooms and Bathroom, Loft access point, Airing Cupboard

### **Bedroom One**

Double Bedroom, Laminate flooring, Built in storage, Window to front of property

### **Bedroom Two**

Double Bedroom, Laminate flooring, Built in storage, Window to front of property

### **Bathroom**

Tiled Floor and Walls, Bath with Overhead Shower and Glass screen, WC, Basin and Towel Rail



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## ○ Property Images





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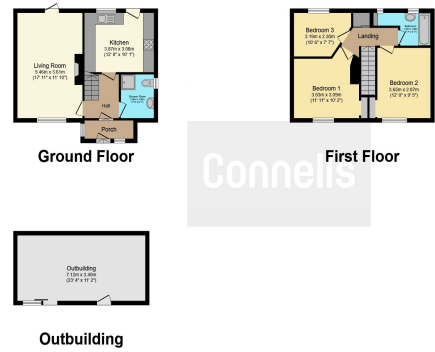
## ○ Property Images



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## ○ Property Images



Total floor area 110.1 m<sup>2</sup> (1,185 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

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## ☐ Floor Plan

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## ☐ Approval

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	Signature	Date
Kevin Warman		
Mrs E. Harris		