



Connells

Horseshoes Close
Grendon Underwood Aylesbury

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for sale offers in excess of
£700,000



Property Description

Situated in a quiet cul-de-sac within this attractive village setting, approximately 20 years old, this very well presented four-bedroom detached home enjoys a generous rear garden and open countryside views to the rear, creating a wonderful sense of space and privacy.

The ground floor is well designed for modern family living and benefits from underfloor heating throughout. At its heart is a spacious kitchen/dining room, ideal for both everyday life and entertaining, with a separate utility room. The bright and comfortable living room features a gas burner fireplace that provides access to a good-sized conservatory of which offers further living space while taking in views of the garden. There is also a study and a cloakroom completing the ground floor accommodation.

On the first floor are three well-proportioned double bedrooms, the main bedroom with fitted wardrobes and its own en-suite, along with a family bathroom serving the remaining rooms. A paddle staircase leads to the top floor bedroom, a versatile space that could be used as a bedroom or additional office and has plumbing in readiness for a potential ensuite.

The spacious rear garden incorporating a large patio area, shed /workshop mainly laid to lawn with fruit trees, providing a particularly pleasant outlook with countryside views. To the front there is driveway parking and a garage, all set within a quiet cul-de-sac in this desirable village location, of which is within the Waddesdon school catchment area

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Tiled floor, window to front of property, underfloor heating, access to living room, kitchen diner, study, cloakroom and stairs

Kitchen Diner

Tiled floor, numerous wall and base units, Range cooker, plumbed in double door fridge, integrated dishwasher, underfloor heating, under stairs storage cupboard, windows to front and back of property, access to utility.

Utility

Tiled floor, space for washing machine and dryer, sink, door to garage, window and door to rear garden

Living Room

Tiled floor, gas burner fireplace, ceiling fan, window to side of property, doors to conservatory

Study

Carpet, window to front of property

Conservatory

Tiled floor, underfloor heating, electric roof window sections, double doors to rear garden

Cloakroom

Tiled floor, wc, basin, window to front of property

Landing

Carpet, built in double door storage /

airing cupboard, window to front of property, access to bedrooms and bathroom, "paddle step" staircase to bedroom four

Bedroom One

Double bedroom, carpet with full height fitted wardrobes, ceiling fan, windows to rear and side of property, access to en-suite.

Ensuite -Vinyl floor, tiled walls, walk in shower, wc, basin, window to rear of property

Bedroom Two

Double bedroom, carpet, window to rear of property

Bedroom Three

Double bedroom, carpet, window to front and back of property, eave storage

Family Bathroom

Tiled walls, vinyl floor, bath, wc, basin towel rail, two ceiling windows, eave storage

Bedroom Four

Top floor, carpet, two velux windows, space for double bed and storage, eave storage (potential to divide room to create two bedrooms, plumbing in place to potentially have an en-suite of bathroom area)

Garage

Power, lighting, central vacuum system housing unit

Rear Garden

Approximately 95ft in length with countryside views, consisting of large patio area, mainly laid to lawn, (plum, apple, pear and cherry trees) green house, workshop, double gate access to front of property, power points and outside tap

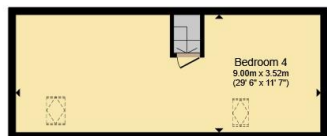




Ground Floor



First Floor



Second Floor

Total floor area 216.1 m² (2,326 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.propertybox.io

Connells



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EPC Rating: D Council Tax
Band: F

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Tenure: Freehold



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