



10 Park Road, Grendon Underwood, HP18 0TD

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A substantial and beautifully presented four bedroom detached house within Waddesdon School catchment area. This stunning and beautifully designed house is only seven years old, offering outstanding family accommodation. The ground floor accommodation is largely open plan with an exceptional kitchen/dining/sitting room with lots of windows and bi-fold doors opening on to a private rear garden. Additionally on the ground floor there is a cloakroom, study and a utility room. All four bedrooms are well proportioned with an ensuite to the master bedroom. Outside to the front there is parking, whilst the rear garden is well proportioned and private. Viewing highly recommended.

MATERIAL INFORMATION

A four bedroom detached house, built in 2018. Mains water, drainage and electricity are connected. Heating; oil fired boiler with underfloor heating and solar panels.

Broadband - according to Ofcom - standard and superfast broadband are available.

Predicted mobile phone availability - according to Ofcom - indoors, only Vodafone has limited availability for both voice and data. Outdoors all service providers are likely to have availability for both voice and data.

Local Authority: Aylesbury Vale District Council - F; EPC - B.





Key Features

- A substantial four bedroom detached house
- Beautifully presented and ready to move into
- Exceptional open plan living/dining/family room
- Bi-fold doors to sunny rear garden
- Further ground floor reception room
- Four proper bedrooms
- Ensuite to master bedroom
- Good off-Street parking
- Catchment for Waddesdon Secondary School
- Near popular village with shop, primary school and public house

The Location

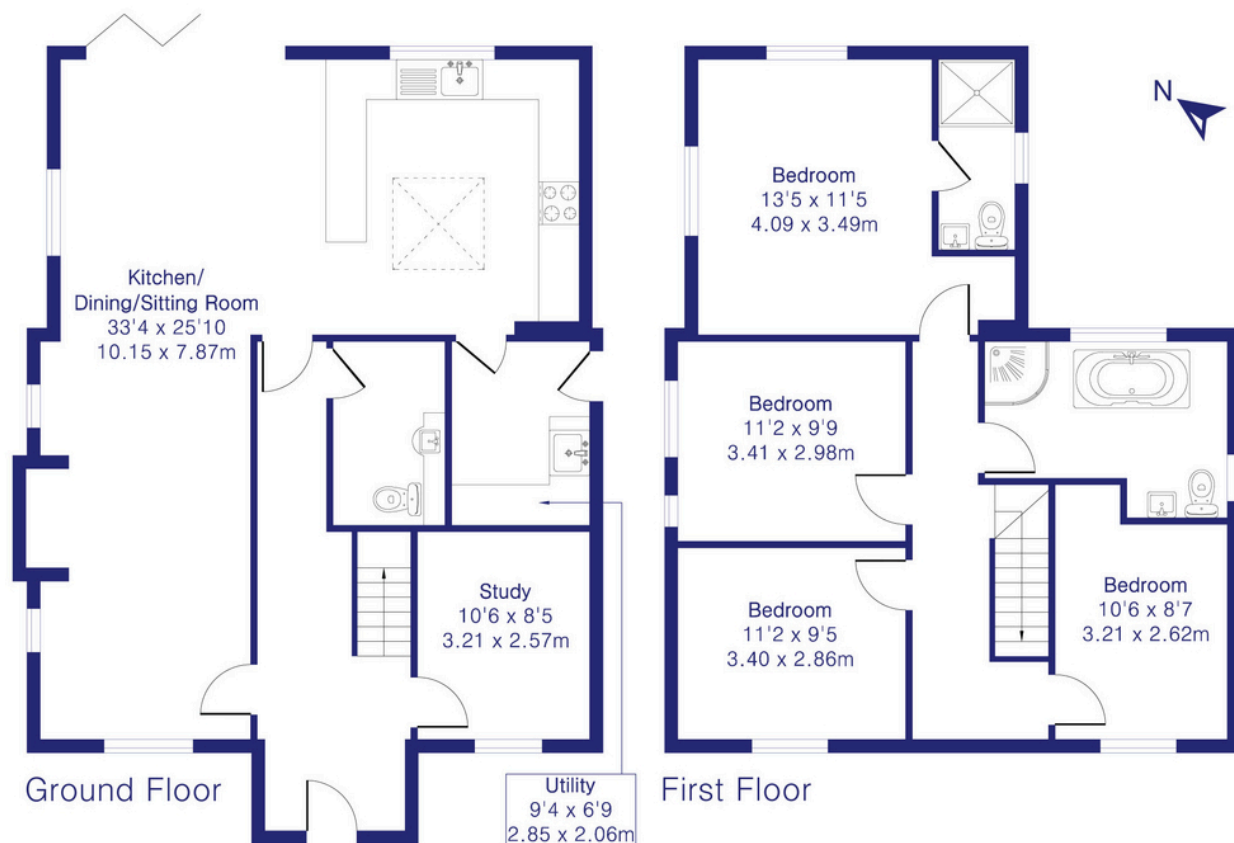
Situated just outside the main body of the village of Grendon Underwood at the entrance of the driveway leading to Springhill and Grendon Prison. This is a semi-rural location and lies within catchment for the favoured Waddesdon Secondary School. The nearby village of Grendon Underwood has a well regarded primary school, a public house and a shop. Bicester which provides for all day to day needs lies approximately six miles to the west. Bicester also has a mainline railway stations with services between them to Oxford, Birmingham and London Marylebone. Junctions 9 and 10 of the M40 are also accessible.



Approximate Gross Internal Area 1648 sq ft - 153 sq m

Ground Floor Area 909 sq ft – 84 sq m

First Floor Area 739 sq ft – 69 sq m



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