



Grendon House Main Street

Grendon Underwood | Aylesbury | Buckinghamshire |
HP18 0SW



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Williams Properties are delighted to present to the market this fantastic four bedroom detached family home in the village of Grendon Underwood, Buckinghamshire. The property is in superb condition throughout and consists of a lounge, study/family room, kitchen/dining room, downstairs bathroom, four bedrooms and a shower room. Outside there is a wrap around garden and driveway. Viewing is strongly advised on this superb and unique family home.

Guide price £525,000

- Four Bedrooms
- Detached
- Village Location
- Waddesdon School Catchment
- Spacious Kitchen/Dining Room
- Desirable Area
- Modernised Throughout
- Viewing Highly Recommended

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.

Local Authority

Aylesbury Vale District Council

Council Tax

Band E

Services

Mains water and electric, with oil fired central heating.

Entrance

Enter via the front door into the entrance hall. There is an opening leading to the lounge, with doors to the study/family room, kitchen/dining room and downstairs bathroom. Stairs rise to the first floor landing.



The property is located in the popular village of Grendon Underwood, which offers residents a Post Office and village store, as well as easy road access to the A41 towards Bicester. A more extensive range of facilities including shops, schools and train station can be found in Bicester (approx. 7.6 miles away) or Aylesbury (approx. 11.1 miles away).



Lounge

Lounge consists of carpet laid to the floor window to the rear aspect and a door leading out to the rear garden. There is space for a three piece suite and other lounge furniture.

Family Room/2nd Reception Room

Study/family room consists of carpet laid to the floor, window to the front aspect, a further door leading to the entrance hall and a working open fireplace. There is space for a range of different furniture and the potential for a study.

Kitchen/Dining Room

Kitchen/dining room consists of wooden flooring, a range of base and wall mounted units and an island. Inset sink, draining board and mixer tap. There is space and plumbing for a dishwasher. There is space for a dining set and other dining room furniture. Large windows to the side and front aspects, with a door leading to the rear garden. Blocked off feature fireplace, with the potential to be re-opened.

Downstairs Bathroom

Downstairs bathroom consists of wooden flooring, large storage cupboards and a window to the side aspect. There is a bathtub, hand wash basin and low level WC. The spacious storage cupboards house the boiler and airing cupboard, whilst the other cupboard has space and plumbing for a washing machine and tumble dryer.

First Floor

Carpeted stairs rise to the first floor landing. There are doors leading to all four bedrooms and the shower room.

Bedroom One

Bedroom one consists of carpet laid to the floor, velux window to the side aspect and built in eaves storage. There is space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to the floor, windows to the front and side aspects and a character fireplace. There is space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of carpet laid to the floor, windows to the front and side aspects and a character fireplace. There is space for a double bed and other bedroom furniture.

Bedroom Four

Bedroom four consists of wood effect laminate laid to the floor, a window to the side aspect. There is space for a bed and other bedroom furniture.

Shower Room

Shower room consists of wooden flooring and tiles to the surround. There is a shower cubicle, hand wash basin and low level WC. Window to the rear aspect.

Garden

Enclosed wrap around south-west facing garden, with decking and patio leading from the kitchen/dining room and lounge, with grass laid to the remainder. Wooden gate for side access.

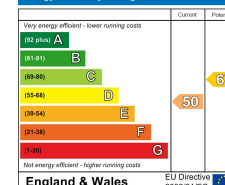
Parking

There is a graveled driveway to the front of the property for at least three vehicles.

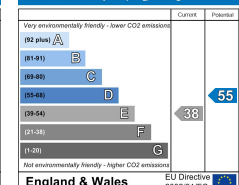
Buyer Notes

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



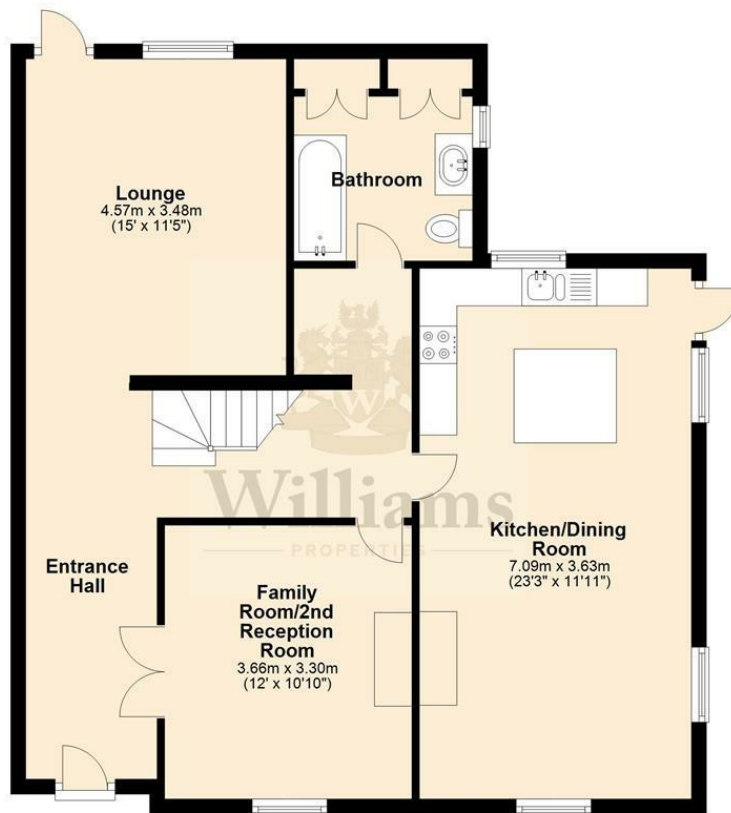
Environmental Impact (CO₂) Rating





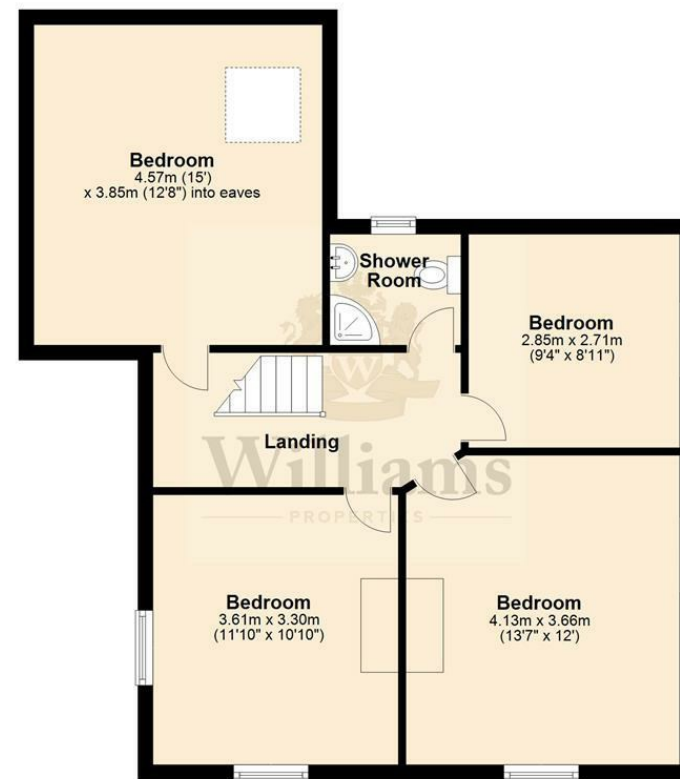
Ground Floor

Approx. 79.5 sq. metres (855.5 sq. feet)



First Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



Total area: approx. 142.5 sq. metres (1534.3 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.



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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.