Connells

Springhill Road
Grendon Underwood Aylesbury

# Springhill Road
# Grendon Underwood Aylesbury HP18 0TE

For Sale Offers in Excess Of
**£300,000**

## Property Description

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.

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.

## 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

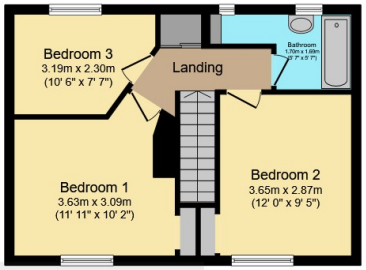
## Bedroom Two

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

## Ground Floor




## First Floor

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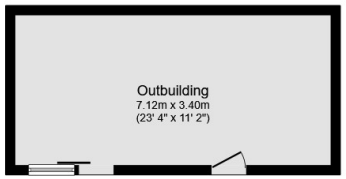


## Outbuilding

Total floor area 110.1 m² (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.focalagent.com

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EPC Rating: E

Council Tax
Band: D

Tenure: Freehold

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