



MAIN STREET, GRENDON UNDERWOOD, AYLESBURY

**OFFERS IN EXCESS OF £575,000
FREEHOLD**

Set within the desirable village of Grendon Underwood and enjoying fantastic open field views to the rear, this well-presented three bedroom detached bungalow sits on a substantial plot and offers spacious and versatile accommodation, picturesque countryside walks nearby, and falls within the catchment area for the highly sought-after Waddesdon schools. The property also offers excellent scope to extend, subject to the necessary planning permissions.



MAIN STREET

• THREE BEDROOM DETACHED BUNGALOW • IDYLIC VILLAGE LOCATION • FANTASTIC OPEN FIELD VIEWS TO THE REAR • ALL BEDROOMS WITH BUILT IN WARDROBES • MODERN FULLY TILED BATHROOM • CATCHMENT FOR HIGHLY REGARDED WADDESDON SCHOOLS • GARAGE AND LARGE DRIVEWAY • PICTURESQUE COUNTRYSIDE WALKS NEARBY • OPEN PLAN WRAP AROUND KITCHEN/DINING ROOM • SCOPE TO EXTEND (STPP)



LOCATION

Grendon Underwood is approximately nine miles west of Aylesbury between the Roman road of Akerman Street and Bernwode Forest, from which it derives its name. Grendon Underwood offers a pleasant and convenient location ideal for family living 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 the 12th century church of St Leonard and the former Ship Inn now Shakespeare House where William Shakespeare is said to have penned A Midsummer Nights Dream. The village has a general store with post office, a Public House, a sports field and play area, and there are great walks on the doorstep to Grendon Woods.

ACCOMMODATION

The accommodation begins with a welcoming entrance hall, providing access to the loft and a useful storage cupboard. The fully tiled bathroom is finished to a modern standard and comprises a walk-in shower, wash hand basin, WC and a heated towel rail.

The master bedroom is a generous dual-aspect room, featuring recently fitted custom built wall-to-wall wardrobes, en suite shower room and double doors opening directly onto the rear garden, allowing plenty of natural light and pleasant views over the outdoor

space.

The heart of the home is the impressive wrap-around open-plan kitchen and dining room. This bright and sociable kitchen has been newly fitted with a range of built-in storage units and features a central island, integrated dishwasher, oven and grill, as well as space for an American-style fridge freezer. The layout provides ample room for dining furniture, making it perfect for family meals and entertaining.

An inner hallway leads through to the bright living room, which is enhanced by a feature brick-built fireplace mantel and sliding doors that open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. There are two further well proportioned bedrooms, both benefiting from newly fitted built-in storage and wardrobes, making them ideal as additional bedrooms, guest rooms or home office space.

The property also benefits from a state of the art solar panel system.

Outside, the rear garden enjoys fantastic open field views and has been designed for ease of maintenance, featuring a patio seating area and an artificial lawn. An additional paved area to the side of the property leads around to the front and provides access to a large shed and a useful outhouse

currently used as a utility area.

To the front, the property benefits from a garage and a generous gravelled driveway providing ample off-road parking spaces.

This attractive bungalow combines village living with countryside views and offers an excellent opportunity for buyers seeking a well-located home with potential to further enhance and extend.

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ADDITIONAL INFORMATION

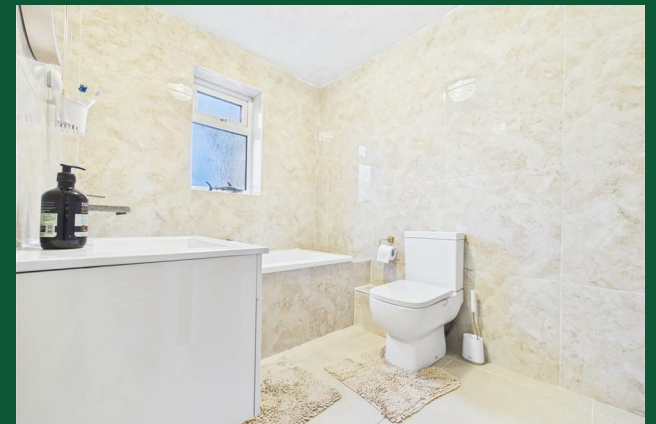
Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1324.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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