





£400,000

In the village of Pitstone within walking distance of the local shops, primary school and a short distance from Ivinghoe Beacons this well presented three bedroom semi detached home provides accommodation of a separate kitchen, lounge/dining room, upstairs bathroom and both front and rear gardens.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to kitchen and lounge, two storage cupboards.

LOUNGE/DINING ROOM

Double glazed double doors to rear, double glazed windows to rear aspect with further single glazed window to rear. Feature fireplace, two radiators.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, space for gas cooker with extractor over, space for washing machine, dishwasher and fridge freezer, radiator.

LANDING

Airing cupboard, loft access with fitted ladder, storage cupboard.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, storage cupboard.

BATHROOM

Double glazed frosted window to front aspect. Panelled bath with shower over, sink with mixer tap and storage unit, low level WC, heated towel rail, part tiled walls.

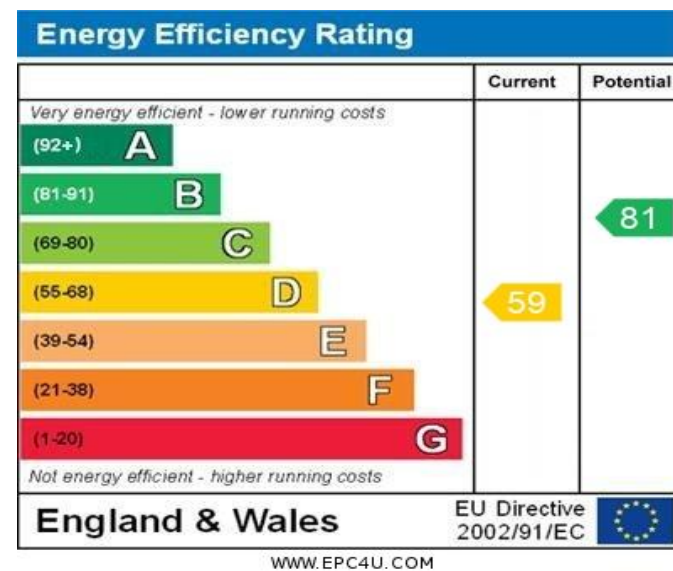
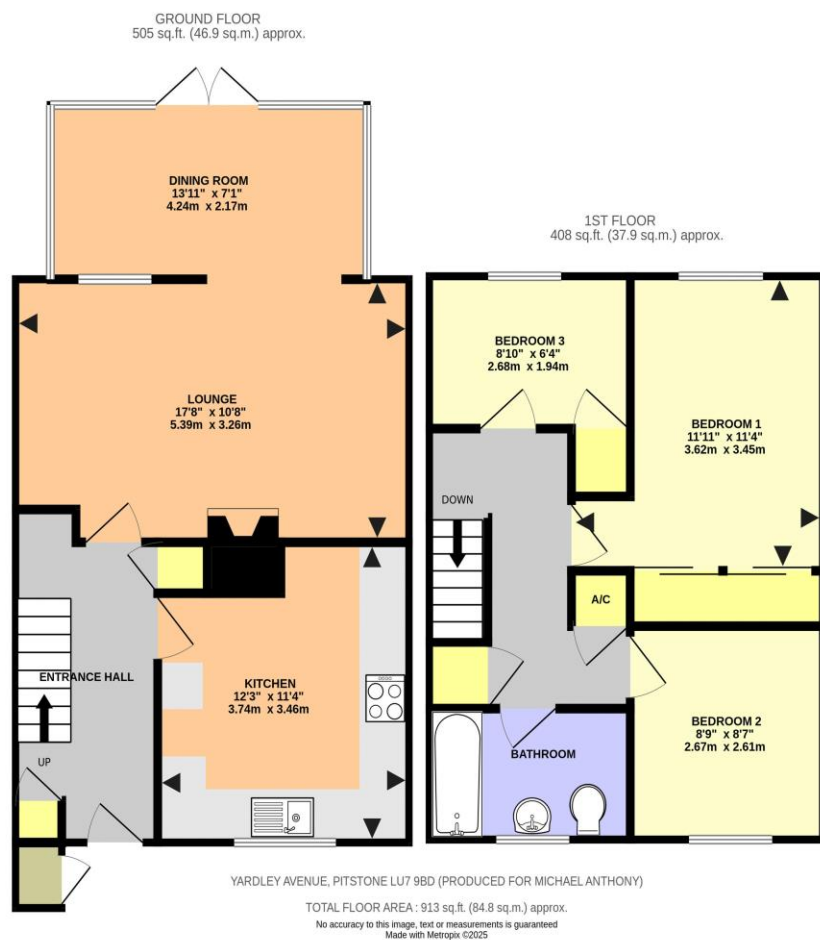
OUTSIDE

FRONT GARDEN

Path leading to front door and side access, flower and shrub beds, outside light and outside tap.

REAR GARDEN

Patio area, lawn area with flower and shrub beds, outside tap, side and rear access, shed.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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