



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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Albion Road, Pistone, Buckinghamshire

Offers Over £775,000

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- Spacious & Stylish Detached Family Home – Well-appointed with high-quality finishes throughout
- Exceptional Open Plan Kitchen/Dining/Family Room – Featuring marble flooring, high spec kitchen & five modern bathrooms – Including a luxurious family bathroom with a large roll-top bath
- Driveway Parking for several vehicles – Plus gated side access to rear garden.
- Excellent Transport & Schooling Links – Catchment for Bucks grammar schools and under 40 mins to London Euston via nearby Tring station.
- Four / Five Generous Bedrooms – Including a luxurious master with fitted wardrobe & en-suite
- Three Versatile Reception Areas – Including a sitting room with working fireplace, and family room, facing rear garden with patio, lawn & side beds, decked BBQ area, village location – Surrounded by open countryside, canals, and picturesque views
- Please refer to B0294 when enquiring thru Rightmove, Zoopla or OnTheMarket





Total floor area: 167.6 sq.m. (1,805 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.propertybox.io

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Jon-Paul Brampton presents...exceptional modern detached family home with large south facing garden in the picturesque Buckinghamshire village of Pitstone.

Energy performance certificate (EPC)			
11, Albion Road PITSTONE BUZZARD LU2 8AT	Energy rating D	Valid until:	16 September 2032
		Certificate number:	0686-2853-7617-6791-6251
Property type		Detached house	
Total floor area		153 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance			

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