



**Connells**

Church Road  
Pitstone Leighton Buzzard





## Property Description

Welcome to your dream home nestled in the charming village of Pitstone, Leighton Buzzard. This exquisite four-bedroom detached house offers the perfect blend of countryside serenity and modern convenience. Situated within walking distance to the picturesque Chiltern Hills, residents can indulge in idyllic country walks right from their doorstep.

Tucked away in a peaceful cul-de-sac, this property boasts tranquillity and privacy. The nearby village of Ivinghoe is just a short stroll away, offering quaint shops and amenities. Commuters will appreciate the easy access to Tring train station, as well as the A41 and M25 motorway, ensuring seamless travel to surrounding areas.

The rear of the property presents breathtaking countryside views, providing a serene backdrop for everyday living. With its spacious layout and four bedrooms, this home offers ample space for relaxation and entertaining.

Don't miss the opportunity to make this simply stunning property your own, where the beauty of nature meets the comfort of home

## Entrance Hall

Wooden framed front door. Radiator. Wooden flooring.

## Cloakroom

Double glazed wooden framed window. WC. Wash hand basin. Partly tiled walls. Tiled flooring.

## Lounge

21' 7" x 10' 11" ( 6.58m x 3.33m )

Double glazed wooden framed window. Double glazed wooden framed french doors. Radiator. Carpeted flooring.

## Kitchen

16' 11" max x 9' 4" max ( 5.16m max x 2.84m max )

Double glazed wooden framed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Double electric oven. Electric hob with cooker hood over. Stainless steel sink and drainer. Space for fridge. Breakfast bar. Space for tumble dryer. Worcester Bosch boiler. Wooden framed side door. Tiled flooring.

## Utility Room

8' 2" x 5' 8" ( 2.49m x 1.73m )

Wall and base units. Extractor fan. Plumbing for washing machine. Wooden flooring.

## Landing

Double glazed wooden framed window. Loft access. Carpeted flooring.

## Loft Space

Pull down ladder. Window. Electricity. Partial boarding.

## Bedroom One

14' 7" x 12' 10" ( 4.45m x 3.91m )

Double glazed wooden framed window. TV point. Fitted wardrobe. Radiator. Carpeted flooring. Restricted head height.

## Bedroom Two

13' x 9' 10" ( 3.96m x 3.00m )

Double glazed wooden framed window. Storage cupboard/ wardrobe. Laminate and carpeted flooring. Restricted head height.

## Bedroom Three

10' 10" x 9' 8" ( 3.30m x 2.95m )

Double glazed wooden framed window. Radiator. Cupboard. Carpeted flooring. Restricted head height.

## Bedroom Four

12' 10" x 8' 2" ( 3.91m x 2.49m )

Double glazed wooden framed window. Radiator. Built in wardrobe. Carpeted flooring.

## Bathroom

Double glazed wooden framed window. WC. Bath. Shower cubicle. Wash hand basin. Fully tiled walls. Heated towel rail. Tiled flooring.

## Outside

### Front Garden

Westerly facing. Block paved driveway. Mainly laid to lawn.

### Rear Garden

South easterly facing. Two tiered garden. Mainly laid to lawn. Mature shrubs and trees. Ramp to upper level. Paved patio. Enclosed with wooden fencing.

### Garage

25' 6" x 7' 8" ( 7.77m x 2.34m )

Up & over door. Power & light.















**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LBC310854](http://connells.co.uk/Property/LBC310854)**

Tenure: Freehold



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