



Connells

Yardley Avenue
Pitstone LEIGHTON BUZZARD



Property Description

Nestled in a peaceful cul-de-sac in a charming village close to Tring, this spacious three-bedroom semi-detached home offers a blend of modern comfort and village charm. Boasting well-proportioned bedrooms, the property features a contemporary family bathroom, tastefully refitted just five years ago.

The heart of the home is an open-plan kitchen and dining area, perfect for family meals and entertaining, complemented by a separate, cosy lounge for relaxation.

Downstairs, you'll find a convenient WC, a versatile study, and a practical utility room. The converted conservatory provides additional living space, ideal for a playroom or sunroom, while the property benefits from a garage and driveway for parking. With a full rewire completed 10 years ago, this home is well-maintained and move-in ready.

This delightful property offers a perfect balance of village living with easy access to nearby Tring, making it a must-see for families and professionals alike

Entrance Porch

Cupboard housing central heating boiler.

Entrance Hall

Under stairs storage. Tiled flooring.

Cloakroom

Double glazed window. WC. Wash hand basin. Tiled flooring.

Study

5' 8" x 8' 3" (1.73m x 2.51m)
Double glazed window. Radiator.
Carpeted flooring.

Lounge

11' 3" x 14' 7" (3.43m x 4.45m)
Double glazed window. Radiator.
Herringbone Oak Flooring.

Kitchen

17' 5" x 11' 3" max (5.31m x 3.43m max)
Double glazed window. Fitted kitchen with wall and base units. Euroka work surfaces. Space for under counter fridge. Electric oven. Gas hob. Stainless steel sink and drainer. Plumbing for dishwasher. Tiled flooring.

Utility Room

7' 5" x 5' 8" (2.26m x 1.73m)

Double glazed window. Plumbing for washing machine. Space for tumble dryer. Tiled flooring.

Conservatory

8' 1" x 8' 11" (2.46m x 2.72m)

Double glazed windows. Double glazed door to side. Tiled flooring.

Landing

Stairs from entrance hall. Cupboard. Loft access.

Loft Space

Partly boarded with light.

Bedroom One

12' 7" to fitted wardrobes x 11' 3" into recess (3.84m to fitted wardrobes x 3.43m into recess)

Double glazed window. Radiator. Fitted wardrobes. Laminate flooring.

Bedroom Two

11' 4" x 8' 6" plus door recess (3.45m x 2.59m plus door recess)

Double glazed window. Radiator. Laminate flooring.

Bedroom Three

8' 6" x 9' (2.59m x 2.74m)

Double glazed window. Built in cupboard. Radiator. Carpeted flooring.

Bathroom

Refitted 2019. Double glazed window. WC. Wash hand basin in vanity unit. Bath with shower over and screen. Tiled walls and flooring.

Outside

Front Garden

Shingle. Parking. EV Wall Charger.

Rear Garden

Landscaped 4 years ago. Patio. Lawn. Raised flower beds. Wooden panelled fencing to borders.

Garage

Up & over door. Power & light.





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: D

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Tenure: Freehold



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