



Connells

Harlech Road
Pitstone Leighton Buzzard

Harlech Road Pitstone Leighton Buzzard LU7 9FX

for sale
£775,000



Property Description

This impressive 5-bedroom detached house, split over three floors, is located in a charming village setting, offering both space and comfort for a growing family.

Upon entering, you're welcomed by a large sitting room, ideal for relaxing or hosting guests. The adjacent dining room is perfect for family meals or formal entertaining. A spacious family room connects seamlessly to the open-plan kitchen, creating an inviting area for day-to-day living and socialising. On the ground floor you'll also find a convenient home office. The first floor hosts three well-proportioned bedrooms including en-suite to master and on the second floor, bedrooms four and five are located, offering a quiet and private retreat away from the rest of the home.

At the rear, the property boasts a sizable garden, perfect for outdoor entertaining, gardening, or simply relaxing in a peaceful village environment. There is also a double garage to the side of the house.

The house is ideally situated in a lovely

village location, only five minutes from the prodigious market town of Tring.

Entrance Hall

Under stairs storage. Radiator. Tiled flooring.

Cloakroom

Radiator. Wash hand basin. WC.

Lounge

17' 5" into bay x 12' 2" (5.31m into bay x 3.71m)

Double glazed bay window. radiator. Feature fireplace. Carpeted flooring.

Dining Room

13' 4" x 9' 7" (4.06m x 2.92m)

Double glazed patio door. Radiator. Carpeted flooring. Door to living room.

Kitchen/ Diner

19' 3" x 15' 1" inc diner (5.87m x 4.60m inc diner)

Double glazed window. Fitted kitchen with wall and base units. Integrated oven. 1.5 bowl stainless steel sink and drainer. Gas hob.

Radiator. Integrated fridge freezer.

Utility Room

Stainless steel sink. Plumbing for washing machine.

Landing

Double glazed window. Radiator. Carpeted flooring.

Bedroom One

12' 9" x 12' 5" (3.89m x 3.78m)

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

En-Suite To Bedroom One

Double glazed window. WC. Wash hand basin. Bath. Radiator. Shower cubicle.

Bedroom Two

13' 1" x 9' 10" (3.99m x 3.00m)

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

Bedroom Three

12' 5" x 9' 7" (3.78m x 2.92m)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Four

16' 10" max x 10' (5.13m max x 3.05m)

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. WC. Wash hand basin. Radiator. Bath with shower tap.

Bedroom Five

17' max x 12' 4" max (5.18m max x 3.76m max)

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

Bathroom Two

Double glazed window. Wash hand basin. Bath. WC.

Outside

Front Garden

Mainly laid to lawn. Patio. Side access to garage.

Rear Garden

Laid to lawn. Mature shrubs and trees. Side access, Wooden panelled fencing to borders. Courtesy door to garage.

Double Garage

Electric up & over door. Door to garden. Driveway with parking.

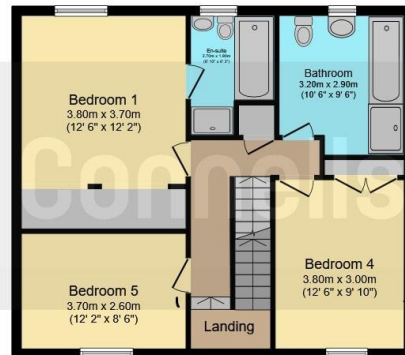




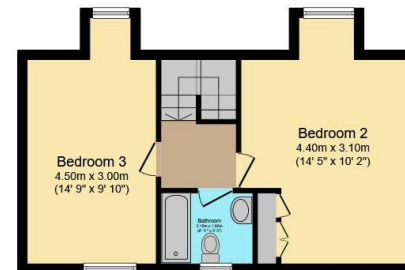




Ground Floor



First Floor



Second 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

To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Tenure: Freehold

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