



The Green, Pitstone, LEIGHTON BUZZARD, LU7 9QS

welcome to

The Green, Pitstone, LEIGHTON BUZZARD

Charming TWO-bedroom, semi-detached home offered with NO UPPER CHAIN, in the popular village of Pitstone. With accommodation which includes gardens to both front and rear, parking and separate GARAGE. A short drive to the mainline station of Tring and local shop offers facilities in Pitstone.

Entrance Porch

Composite door to the front and double-glazed window to the front. Wall light, laminate flooring and radiator. Leads to inner hall.

Inner Hall

Stairs to the first floor, cupboard housing the fuse box and solar panel tariffs and radiator.

Lounge

13' 10" max x 14' 9" max (4.22m max x 4.50m max)
Open fireplace with stone surround and hearth, dado rail, laminate flooring and radiator. Double-glazed window to the front and glass Patio doors into the kitchen.

Kitchen / Diner

13' 9" x 8' 9" max (4.19m x 2.67m max)
Partially tiled, fitted kitchen, with a mix of oak effect wall and base units with work surface over, 1½ bowl composite sink with mixer taps and drainer, space for a cooker. Space for an upright fridge/freezer. Laminate flooring and radiator. Double-glazed window to the rear and glass panel door into the conservatory.

Conservatory

7' 8" x 7' 5" (2.34m x 2.26m)
Double-glazed windows to the rear and side, exposed brick, poly-carbonate roof and radiator. Double-glazed sliding door to the side.

First Floor Landing

Stairs from the ground floor, airing cupboard housing the hot water tank and loft access via a pull-down ladder.

Bedroom One

11' 9" max x 10' 8" plus stair recess (3.58m max x 3.25m plus stair recess)
Built-in, pine wardrobe with over-head hanging space and shelves, radiator and two double-glazed windows to the front.

Bedroom Two

11' 10" x 7' 7" (3.61m x 2.31m)
Radiator and double-glazed window to the rear.

Bathroom

Fully tiled with pedestal wash hand basin with mixer taps, WC and shower area with a shower curtain and a wall mounted rise and fall shower. Open railing, radiator and extractor fan. Double-glazed, obscured, window to the rear.

Outside

Front Garden

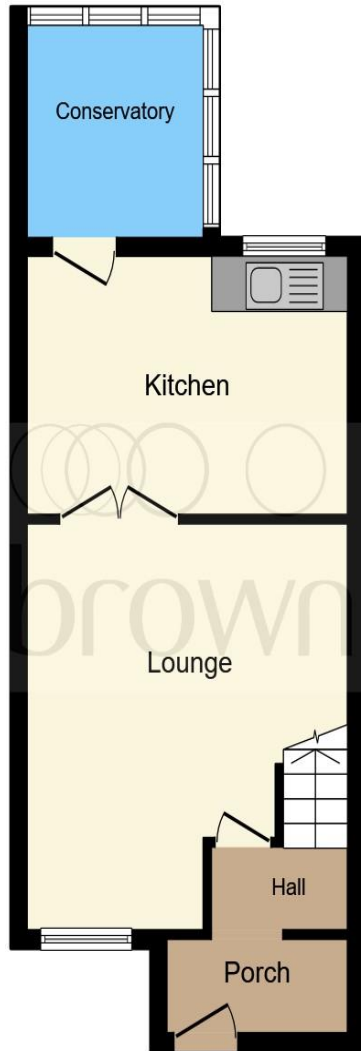
Enclosed by fencing and a low-level brick wall, lawn, steam with over bridge and shared pathway leading to the front door.

Rear Garden

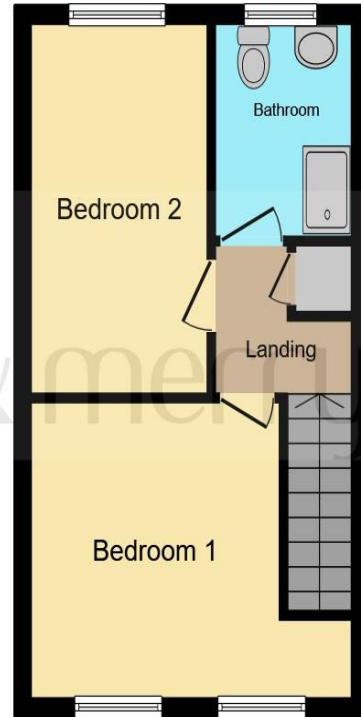
Mainly laid to lawn with flower and shrub borders, water tap, two timber storage sheds, water butt and outside light. Gated access to the front and gated access to the parking area.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.



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



welcome to
The Green,
Pitstone, LEIGHTON BUZZARD

- PICTURESQUE PITSTONE LOCATION
- NO ONWARD CHAIN
- 5 MINUTE DRIVE TO TRING STATION
- TWO BEDROOM SEMI WITH GARAGE
- WALKABLE TO LOCAL CONVENIENCE STORE

Tenure: Freehold EPC Rating: D

£375,000



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Property Ref:
LBZ108805 - 0003

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