



**YARDLEY AVENUE**  
**PITSTONE LU7 9AL**

# YARDLEY AVENUE offers in excess of **£425,000** FREEHOLD

PITSTONE LU7 9AL

**A well presented three bedroom semi-detached home which has been tastefully refurbished to now provide spacious living accommodation in the popular village location of Pitstone. Viewing is recommended.**

This three bedroom semi-detached house on Yardley Avenue, Pitstone boasts a thoughtfully designed layout. As you enter through the entrance hall you find a distinct dining room and a kitchen that seamlessly extends into a convenient utility area. The generously sized light and airy living room, features doors opening to the inviting garden.

Heading upstairs reveals three ample sized bedrooms and a well-appointed family bathroom.

Stepping outside, the rear gardens a delightful combination of low maintenance artificial grass a decking area and versatile garden room.

The property also includes a driveway for two vehicles ensuring convenience for residents. Overall, Yardley Avenue presents a well-balanced and appealing living space.

The village of Pitstone is home to a thriving community, with a pre-school, sports clubs and activities for youngsters, a church, a cricket club, a drama group and a local history society. Pitstone is also the proud home to a museum of rural life, packed with fascinating artefacts charting the area's rich heritage. Children are well catered for by a selection of good educational facilities within the local area, including a primary school a mile from the development, and secondary schools in the market town of Tring, just three miles away, and the very popular Aylesbury Grammar School. Tring also offers a wide range of shops, sporting and leisure pursuits, while Aylesbury, Leighton Buzzard and Hemel Hempstead are all within a 10-mile radius of Castlemead. For those travelling further afield, the M25 is 20 miles away, and the M1 north and south is just 10 miles. Tring Station provides services to London Euston in 45 minutes. Pitstone is within the school catchment area for the very popular Aylesbury Vale Grammar school.





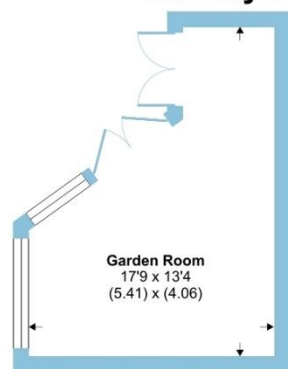
## Yardley Avenue, Pitstone, Leighton Buzzard, LU7

Approximate Area = 909 sq ft / 84.4 sq m

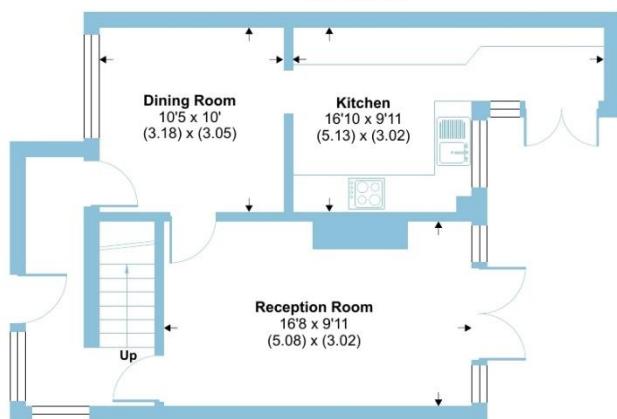
Outbuilding = 171 sq ft / 15.8 sq m

Total = 1080 sq ft / 100.2 sq m

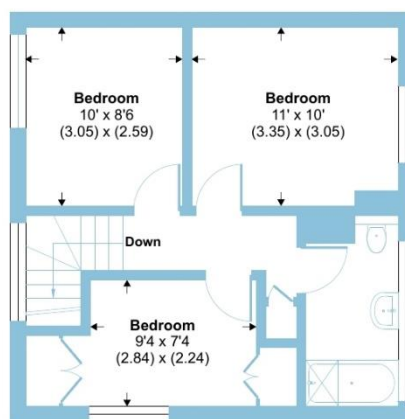
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Merry. REF: 1079879



- Three bedrooms
- Spacious Living room
- Re fitted kitchen
- Gas central heating
- Off road parking
- Enclosed low maintenance garden
- Village Location

TRG106861 – Version 0006

EPC rating – D Council Tax Band - C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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