



**WINDSOR ROAD
PITSTONE, LU7 9GD**

brown & merry
for sale
01442 824133

WINDSOR ROAD

£425,000 FREEHOLD

PITSTONE, LU7 9GD

This modern, three bedroom home in this popular Buckinghamshire village, close to countryside, is beautifully presented throughout and falls within the catchment for the highly sought after Grammar schools in Aylesbury

The house is set behind a pretty front garden with a picket fence and a block paved driveway to the side for two cars. A side gate leads to the rear garden. Inside, the house is light and airy throughout with a super modern feel. The kitchen is fitted with sleek contemporary units with various integrated appliances, leaving space for a dining table. Wooden work tops compliment the laminate wood flooring which continues through the living room at the rear. The living room features uPVC double glazed French doors which lead directly into the garden, and wall to wall fitted storage cabinets with a dedicated centre for the T.V creating a stylish and modern vibe to this sociable space. Upstairs are three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from en-suite shower room. The rear garden is enclosed with timber fencing and is mainly lawn with a decked patio and summer house.

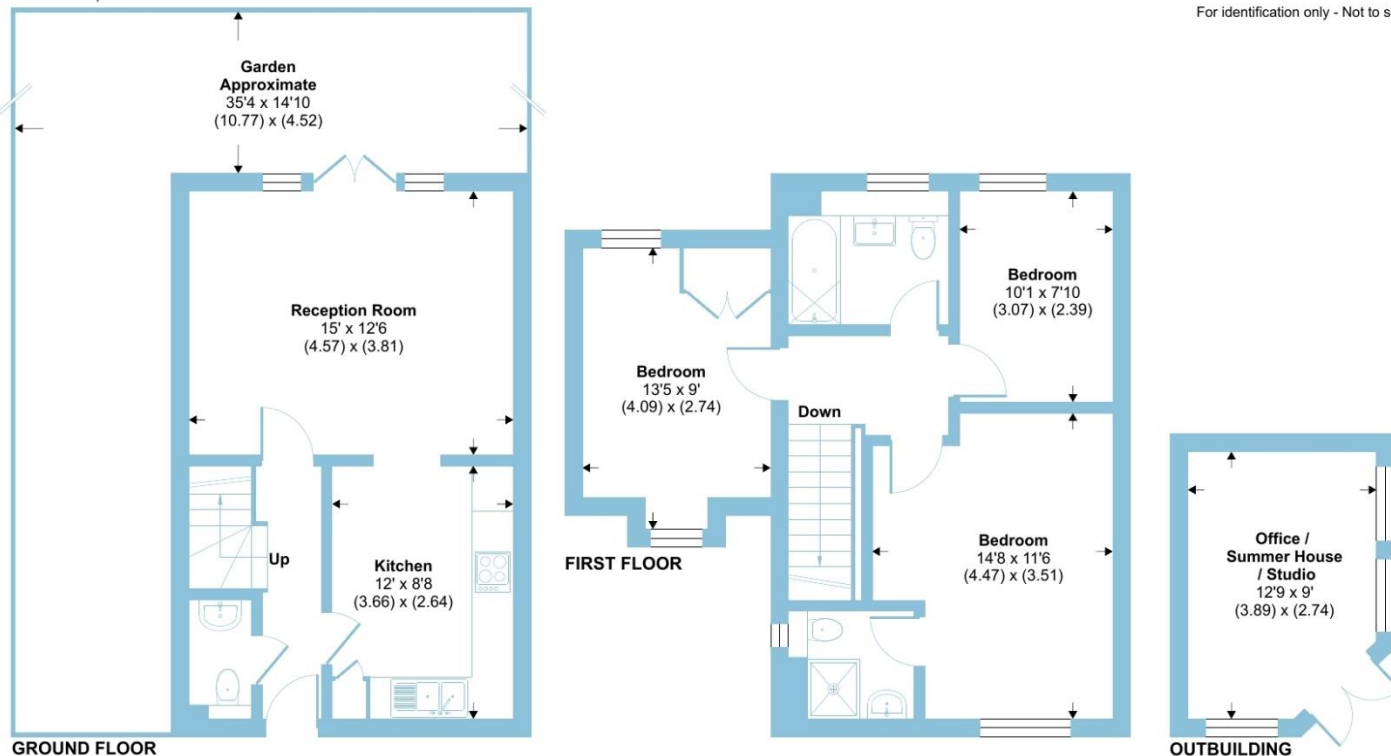
Pitstone is a highly regarded Buckingham village, situated on the edge of The Chiltern Hills, surrounded by Green Belt countryside, with excellent road and rail links. Day to day shopping needs are well catered for in the nearby town of Tring, whilst the larger towns of Aylesbury, Hemel Hempstead and Watford are all within easy striking distances. Buckinghamshire operates the Grammar School system with the highly acclaimed Aylesbury Boys Grammar School and Girls High School. Excellent private schools are close by including the Tring Park School for the Performing Arts in Tring, and the Berkhamsted Collegiate in Berkhamsted. For the commuter the nearest mainline stations can be found at Cheddington or Tring (London Euston approx 40 mins) with the M1, M25 accessed by the nearby A41.





Windsor Road, Pitstone, Leighton Buzzard, LU7

Approximate Area = 896 sq ft / 83.2 sq m
 Outbuilding = 107 sq ft / 9.9 sq m
 Total = 1003 sq ft / 93.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Merry. REF: 1109894



TRG107907 – Version 2

EPC rating – TBA Council Tax Band - D

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



- FABULOUS THREE BEDROOM, TWO BATHROOM MODERN VILLAGE HOME
- BEAUTIFULLY PRESENTED
- DRIVEWAY PARKING FOR TWO CARS
- SPACIOUS & STYLISH ACCOMMODATION
- ATTRACTIVE REAR GARDEN WITH SUMMERHOUSE
- CLOSE TO COUNTRYSIDE
- GRAMMAR SCHOOL CATCHMENT

01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk