



BOLEBEC END.
PITSTONE, LU7 9JY

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GUIDE PRICE **£480,000** FREEHOLD

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An immaculate three-bedroom extended family home with a driveway, garage, south-west facing garden located in the popular Castlemead Development in Pitstone. The property has gas central heating and double-glazed windows throughout.

On entering the property there is a hallway leading to a spacious, light and airy living room with a modern extended kitchen/diner. The kitchen has a range of cupboards, drawers, worktops and fitted appliances. There are bi-fold doors leading to a well-presented landscaped garden.

Stairs from the entrance hall lead to a spacious first floor landing where you will find three bedrooms, two of which are doubles and a large single. There is family bathroom, and the master bedroom has an en-suite with a walk-in shower.

Outside there is a door leading to the garage from the garden, as well as side access. To the rear there is an enclosed garden which is mainly laid to lawn with a patio perfect for relaxing.

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.

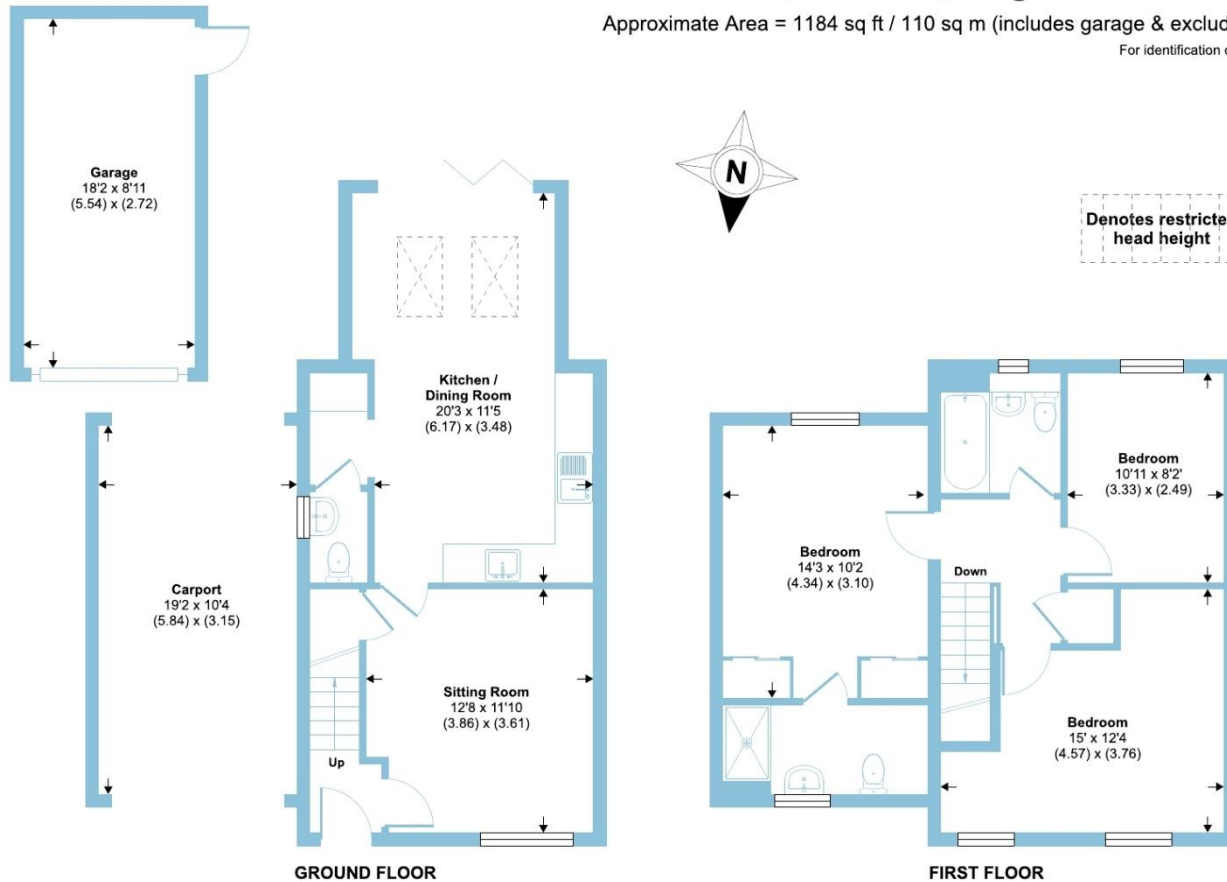




Bolebec End, Pitstone, Leighton Buzzard, LU7

Approximate Area = 1184 sq ft / 110 sq m (includes garage & excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Brown & Merry. REF: 855248



TRG108010 – Version 3

EPC rating – D Council Tax Band - E

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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