



**GRANGE ROAD,
PITSTONE, LU7 9BB**

GRANGE ROAD

£600,000 FREEHOLD

PITSTONE, LU7 9BB

A detached bungalow in a peaceful tucked away cul-de-sac in the Buckinghamshire village of Pitstone, within easy reach of the village store, school, doctors surgery and bus routes.

Offering a versatile layout, this appealing bungalow is well presented throughout with a good size low maintenance secluded rear garden with large workshop and covered barbecue area, and large gated driveway to the front.

The accommodation is arranged around a welcoming entrance hall which also provides convenient access to the loft via a pulldown ladder. The lounge offers space to entertain and features a multi fuel burner and patio doors which lead directly to the rear garden. The kitchen is fitted with a range of cabinets with built in electric double oven and five ring gas hob with extractor over. There is space for a dishwasher and fridge freezer. There is a well-appointed family bathroom and four good size bedrooms which offer a number of options to suit your lifestyle. Bedroom four is currently used as a utility/laundry room. The largest bedroom features an en-suite shower room.

The front garden is paved to provide plenty of off-road parking behind iron railings with sliding gated access. The westerly facing rear garden is enclosed with panel fencing and is hard landscaped for easy maintenance. A timber decked area with power and light and a wide canopy is designed for entertaining in the summer months. There is a large timber workshop with two sets of double doors providing access to circa 22.5 m2 workspace with power and light.

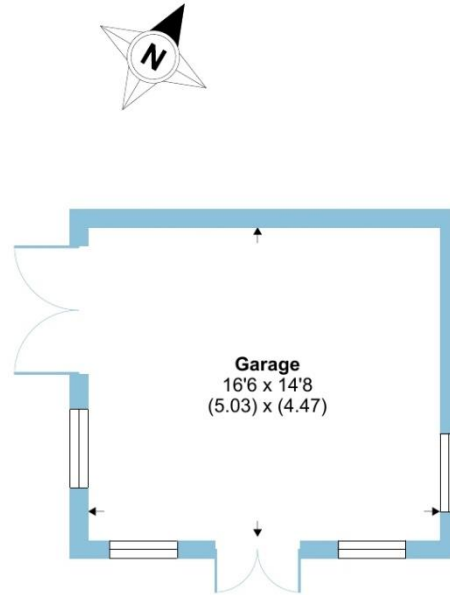
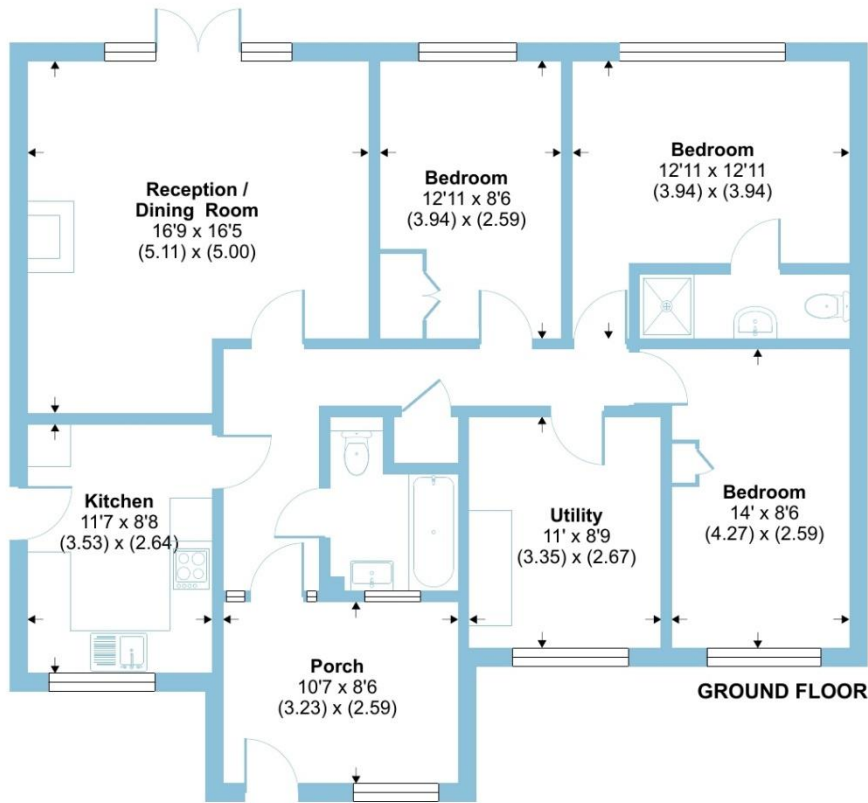
Pitstone is a highly regarded Buckingham village, situated on the edge of The Chiltern Hills, surrounded by Green Belt countryside, with excellent road and rail links. Day to day shopping needs are well catered for in the nearby town of Tring, whilst the larger towns of Aylesbury, Hemel Hempstead and 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





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Approximate Area = 1139 sq ft / 105.8 sq m
 Garage = 242 sq ft / 22.5 sq m
 Total = 1381 sq ft / 128.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Merry. REF: 1141465



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EPC rating – D Council Tax Band - E

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