



QUEEN STREET
PITSTONE, LU7 9AU

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GUIDE PRICE **£350,000** FREEHOLD

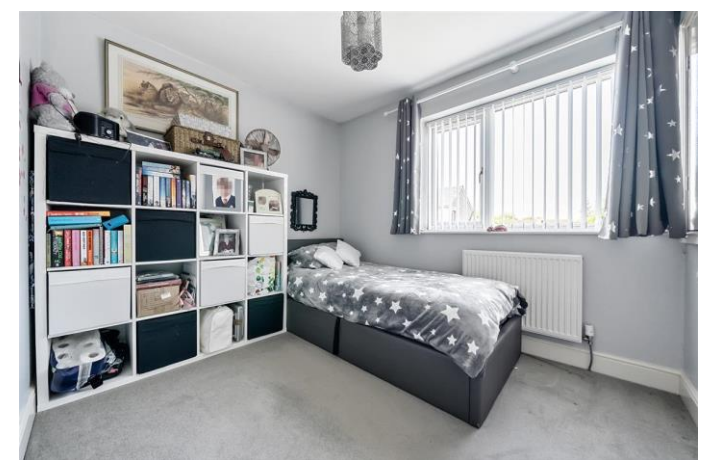
PITSTONE, BUCKINGHAMSHIRE, LU7 9AU

A well presented two double bedroom semi-detached house with driveway parking, in the centre of this popular Buckinghamshire village, within walking distance of amenities.

This semi-detached house is very well presented throughout and offers light and spacious accommodation over two floors. There is a fitted kitchen with a built-in electric oven and gas hob with extractor over, and space for the fridge and washing machine. The living/dining room has patio doors which open directly on to the rear garden. Upstairs are two double bedrooms and a bathroom. There is a driveway to the front providing off road parking and a side gate leading to the rear. The rear garden is enclosed with timber fencing and has a large patio, lawn and two sheds.

The house is conveniently located close to the centre of the village and within easy walking distance of the village shop and doctors surgery. The village green is just around the corner with playing fields and the village hall (with licenced 'Heroes Bar' and 'Curiosi Tea Rooms'). Just along the road is the primary school and a short walk further along is the village of Ivinghoe with The Rose & Crown pub, pharmacy among other amenities. Tring is about three miles drive and offers a selection of shops, supermarkets, and sports facilities, as well as access to the A41 dual carriageway and Tring train station serving London Euston.

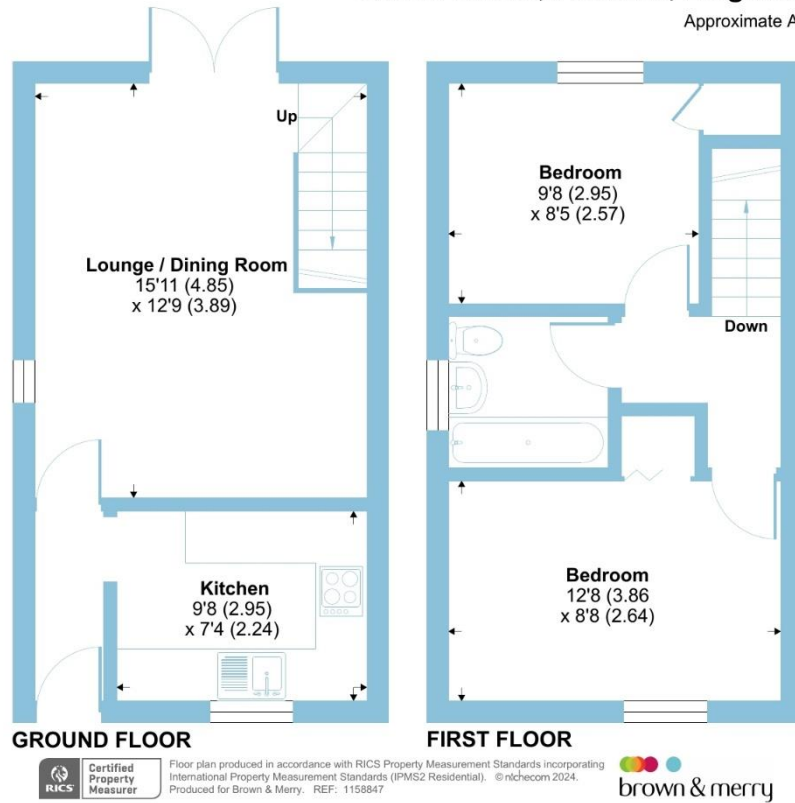




Queen Street, Pitstone, Leighton Buzzard, LU7

Approximate Area = 612 sq ft / 56.8 sq m

For identification only - Not to scale



TRG107598 – Version 2

EPC rating – C 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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