



**TUN FURLONG**  
PITSTONE, LU7 9GE



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PRICE **£700,000** FREEHOLD

**This stunning family home is exceptionally well presented throughout and occupies a highly desirable position just off Vicarage Road, perfect for young families. The property is conveniently located within short walking distance of the village centre.**

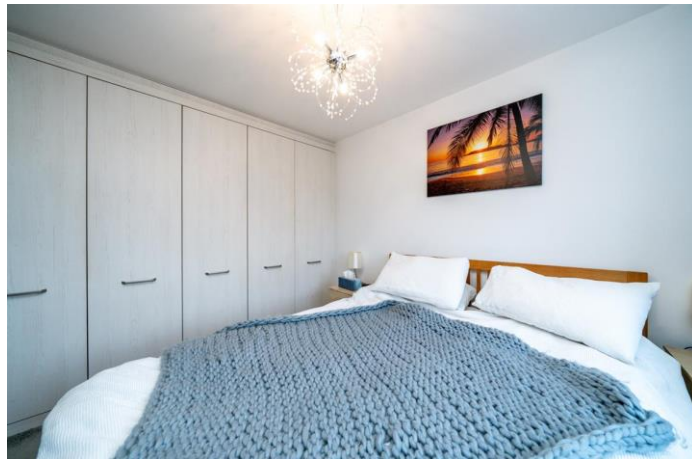
The house was built approximately seven years ago to a high specification and benefits from the remainder of the 10 year warranty. As you enter the house, you can't fail to be impressed. The spacious, inviting hall features an elegant central staircase leading to the first floor, and a guest w/c. Attractive oak doors open to all rooms. The bright and airy study provides a pleasant 'working from home' environment but is large enough for use as a play room or music room. The lovely lounge at the rear has French doors which lead out to the rear garden and is filled with natural light while across the hall is the open plan kitchen dining room with adjoining utility room. The kitchen area is fitted with plenty of contemporary units with complementary work tops and built in appliances including fridge freezer, dishwasher, oven and hob. There's plenty of dining space for entertaining family or guests and the French doors complete a wonderful flow to the ground floor. Upstairs continues to impress with four genuine double bedrooms and a gorgeous contemporary family bathroom with a separate shower, all arranged around a spacious landing. The principal bedroom benefits from a stylish en-suite with double shower.

Outside there is a front garden with a pathway leading to the front door under a storm porch with courtesy lighting and a driveway to the side for up to three cars and further parking in the garage. The garage has a pitched roof for storage, power and lighting and a side door gives way to the rear garden. The beautiful rear garden has been landscaped with a patio accessed from the lounge, dining area and utility room with pathways leading to the garage. The house comes with the remainder of a ten-year NHBC warranty and offers excellent low maintenance living in a simply stunning village location.

This sought after Buckinghamshire village, close to the borders of Hertfordshire and Bedfordshire, is situated on the edge of the Chilterns, surrounded by countryside, but with excellent road and rail links close by. The village lies close to some 5,000 acres of National Trust land, where Pitstone Windmill and Ivinghoe Beacon can be found. Village facilities include a recreation ground, general store, village hall and church and primary school. Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and Berkhamsted, to the shopping centres and department stores of Hemel Hempstead and Aylesbury, both of which also boast multiplex cinemas and extensive leisure facilities. Tring train station is a couple of miles away providing a frequent service to London Euston (approx 40 mins).











Total area: approx. 144.8 sq. metres (1559.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.



TRG108303 – Version 4

EPC rating – B Council Tax Band - F

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