



WINDSOR ROAD
PITSTONE, LU7 9GB

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£390,000 FREEHOLD

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. Other benefits include, driveway parking and additional parking opposite.

The front garden is well maintained, with a pathway leading to the front door under a canopy storm porch. Inside, the house is light and airy throughout with a super modern feel having been completely remodelled by the current owner. The ground floor accommodation is arranged around an inviting entrance hall, with a guest w/c, and stairs leading to the first floor. The kitchen is fitted with sleek contemporary units with various integrated appliances and is open plan to the spacious living room at the rear which really enhances the space to entertain. Moving upstairs you'll find three bedrooms (with the principal bedroom offering wall to wall fitted wardrobes) and a well-appointed family bathroom. Outside there is a driveway providing parking in front of the house and an additional parking area directly opposite providing more parking. The secluded rear garden has gated access and is mainly laid to lawn, with a paved patio, flower beds and a timber storage shed.

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.

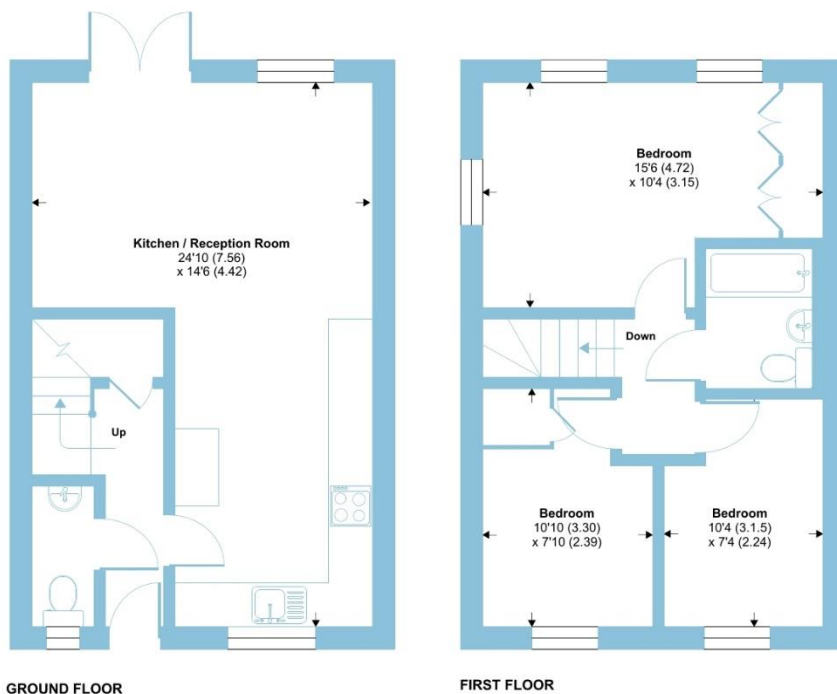




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Approximate Area = 764 sq ft / 70.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Brown & Merry. REF: 1268076



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EPC rating – C Council Tax Band - D

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