



ALBION ROAD, PITSTONE, LU7 9AY



ALBION ROAD, PITSTONE, BUCKS, LU7 9AY

OFFERS IN EXCESS OF **£700,000** FREEHOLD

A detached three/four bedroom bungalow offering versatile accommodation over a single story with garden office and studio.

This spacious detached bungalow occupies an enviable position in the centre of this Buckinghamshire village, just three miles from Tring and within short walking distance of the village amenities. The bungalow offers a versatile layout of some 1684 sqft across a single story including a superb garden office (which would also be an excellent games room) and cabin/studio, perfect if working from home. There is plenty of off road parking on the front driveway and two electric vehicle chargers are installed. There are three double bedrooms, one with en-suite shower, and a luxuriously appointed family bathroom complete with separate shower. The hub of the home is the impressive open plan living/dining/kitchen measuring over 23ft x 21ft with bi-fold doors which open onto the rear garden. There is plenty of space for sofas and a large dining table for entertaining family and guests, and a large breakfast island creates an intimate informal atmosphere. The kitchen is designed by Plain English Kitchens and is complete with a convenient instant boiling water tap. There are several alternative reception rooms: the snug/bedroom, immediately adjacent to the kitchen is a peaceful spot overlooking the rear garden; a family room and a study. A utility room completes the accommodation.

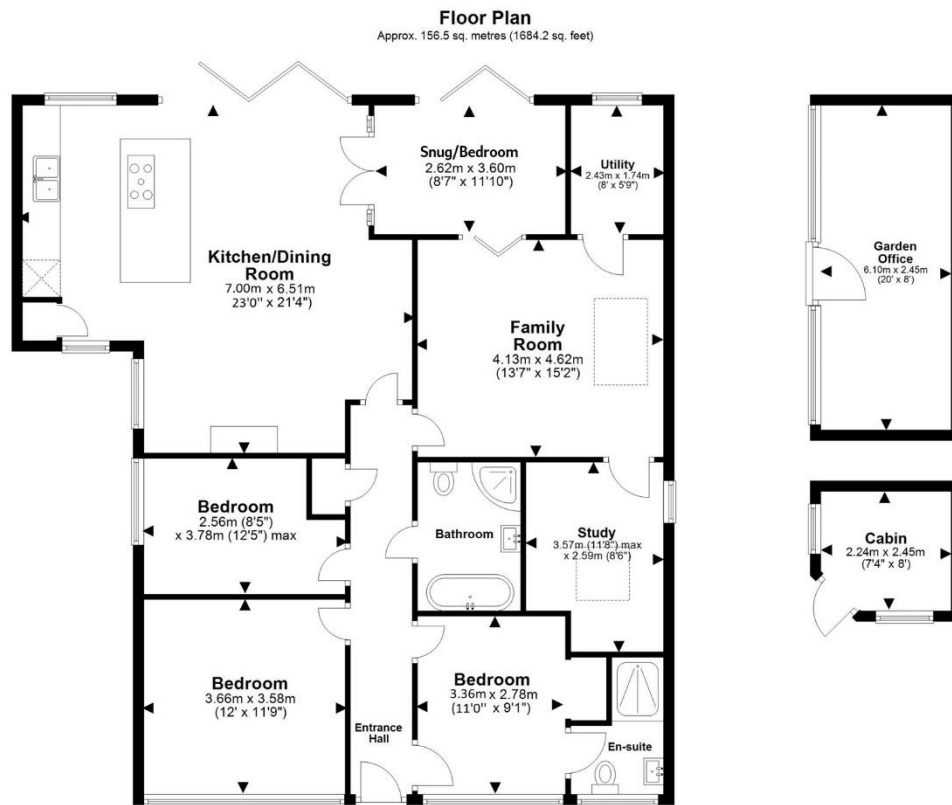
The rear garden is mainly lawn with a large paved patio for entertaining, and south west facing for maximum sunshine in the summer months.

Location

Pitstone is a delightful village in a rural setting. There is a village shop, junior school, two doctors' surgeries, two restaurants and the ancient 13th Century Church of St Mary the Virgin. Plus hairdresser, library, chemist and post office as well as the Rose and Crown Inn, to be found in the neighbouring village of Ivinghoe with more comprehensive shopping and leisure facilities in the nearby market towns of Tring (approximately three miles) and Leighton Buzzard (approximately seven miles) Falling within Buckinghamshire the local Grammar schools are situated in Aylesbury with private schooling available in Tring and 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.







Total area: approx. 156.5 sq. metres (1684.2 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
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EPC rating – C Council Tax Band - E

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