



CHEDDINGTON ROAD,
Pitstone, Buckinghamshire, LU7 9AQ



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£500,000

A traditional, 1930's three bedroom semi, with large gardens, driveway, garage and excellent scope to extend (stp)

This attractive semi-detached home stands on a generous plot, close to the centre of the village, just around the corner from the shop, doctors surgery, school and park, and approximately three miles from Tring.

A timber five-bar-gate opens to a good size front garden, secluded behind a mature hedge. There is a driveway leading to a detached garage with up and over door providing plenty of parking, and side access to the rear. The rear garden is certainly a feature of the property for being mainly lawn, with a paved patio and plenty of space for children, dogs and gardeners to enjoy. The house itself has been very well maintained and now offers a chance for the buyer to put their own stamp on things to make it their own. The front door opens to a bright and inviting entrance hall with stairs to the first floor and a w/c. The large living room (formerly two rooms) features a n open fire, a gas fire and a wide double glazed bay window looking onto the front garden. The kitchen at the rear is adjacent to the dining room with an archway linking the two which could be opened up to combine or could even be extended (stp) should further space be required. Upstairs are three generously proportioned bedrooms and a family bathroom.

There is a large loft space which could also offer potential for conversion for an additional bedroom subject to planning and regulations etc.

Location

Pitstone is a Buckinghamshire village, located at the foot of the Chiltern Hills and ideally positioned betwixt Aylesbury and Leighton Buzzard and just three miles from Tring. Offering a peaceful setting away from busy city life, the area is filled with cycling and walking routes; you can immerse yourself in the outdoors whilst still being in easy reach of the neighbouring towns. There are glorious walks just around the corner along with a local gem of the 17th century, Pitstone windmill, Ivinghoe Beacon and Pitstone Hill to name a few.

Pitstone is conveniently located just six miles east of Aylesbury, five miles south of Leighton Buzzard, and three miles north of Tring. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer.

Despite its idyllic, rural location, the property is superbly connected whether you are travelling locally, or further afield. For commuters, The M1 is under 40 minutes away, along with the A41 which can be reached in less than 15 minutes, giving you easy access to London and further north up to the West Midlands and beyond. For international travellers, Luton and Heathrow airport are just a 30 and 45-minute car journey away, respectively; putting trips abroad in easy reach.

There are also a number of train stations in the local area, including Tring station which is less than 3 miles away and will have you arriving in Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters, taking you to London Euston in less than an hour.





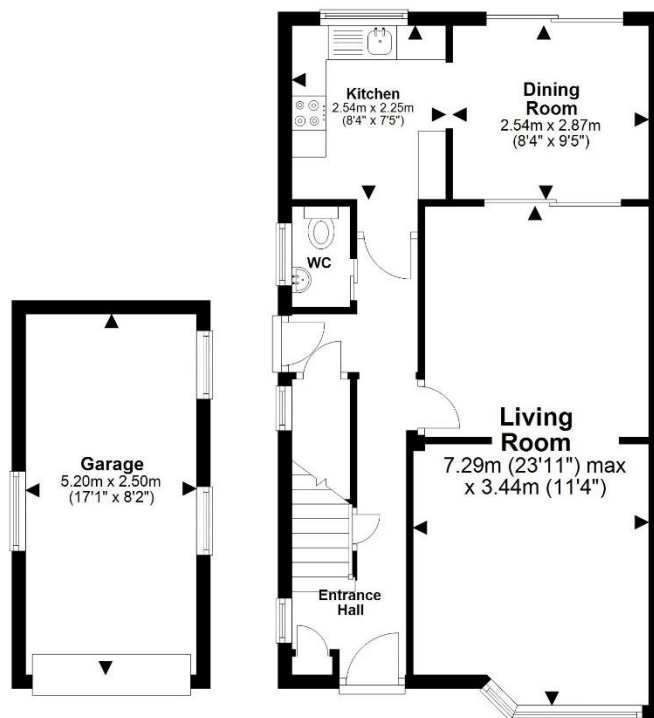






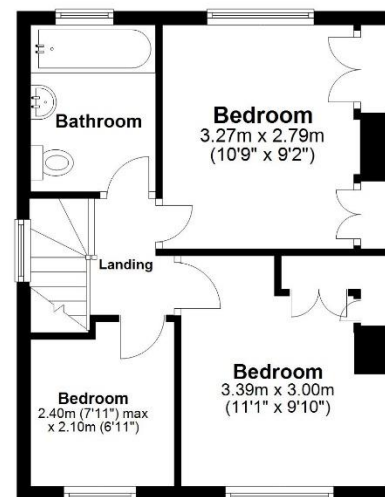
Ground Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.2 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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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.



TRG108634 – version 2

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EPC rating C Council Tax - D