



**BERKELEY CLOSE**

PITSTONE, BUCKINGHAMSHIRE LU7 9FG







**An impressive, five bedroom detached family home of some 2000sqft plus double garage, in a peaceful cul de sac location with a 'leafy' outlook.**

This immaculate detached home is beautifully decorated throughout and features recently upgraded bathroom and en-suites and offers an impressive and versatile layout to satisfy today's modern family lifestyle.

The ground floor is arranged around an inviting entrance hall with stairs to the first floor and a guest cloakroom. The open plan kitchen/breakfast/family room at the rear has been extended and improved, combining a modern fitted kitchen with integrated appliances and a large breakfast bar. Double doors open to the dining room creating a sociable flow, and there is a family sitting area looking onto the rear garden with double glazed French doors. The adjoining utility room provides additional storage. The lounge offers a peaceful and sociable space featuring a log burner and opens to the dining room, while the study at the front is perfect for those working from home or could be used as a playroom.

On the first floor you will find three large double bedrooms, each with built in wardrobes and a stunning, fully tiled family bathroom complete with luxurious freestanding bathtub and separate shower. The principal bedroom benefits from a stylish modern, fully tiled en-suite and twin double wardrobes. The second floor offers two further impressive double bedrooms with vaulted ceilings, and a superb shower room.

The walled rear garden is landscaped with artificial lawn and large patio for easy maintenance and all year round use, and a personal door to the double garage at the rear provides easy access, ideal for storage with a fully boarded loft area.

Castlemead is a popular development in the Buckinghamshire village of Pitstone approximately one mile from Tring Train station serving London Euston, popular with families and commuters alike. The village has a village hall and green in the centre and a choice of restaurants and a large general store providing ones day to day needs. Pitstone falls in the catchment for the well reputed Grammar Schools in Aylesbury.



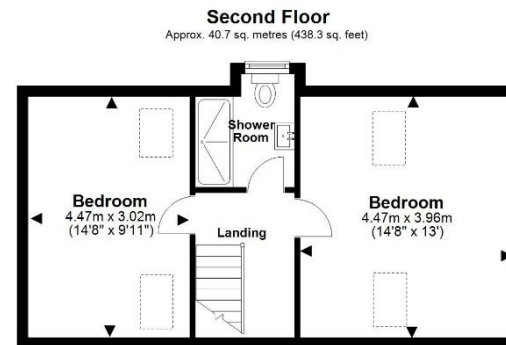
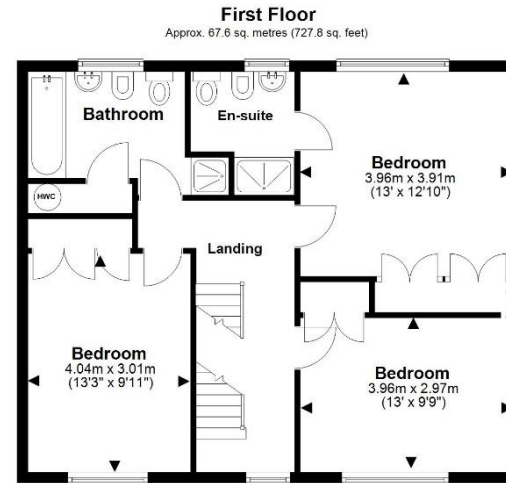
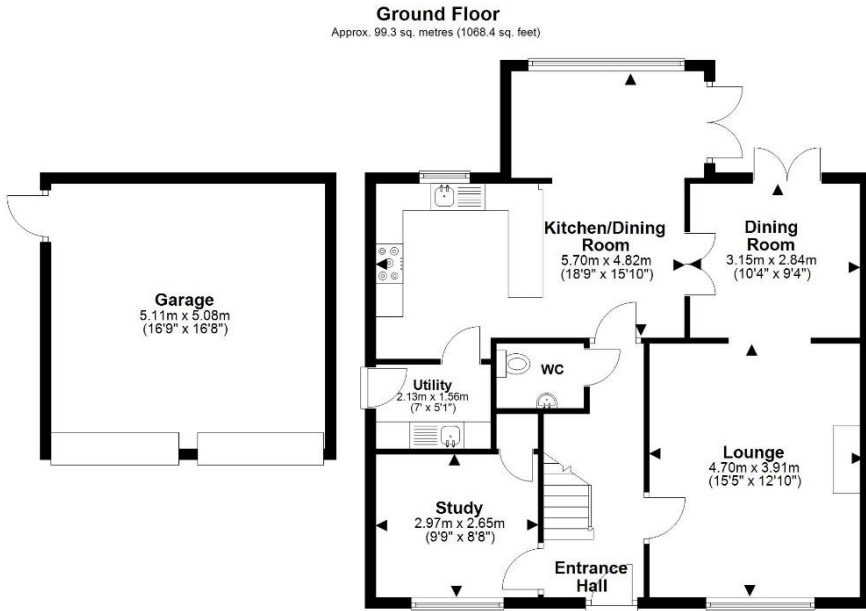












Total area: approx. 207.6 sq. metres (2234.5 sq. feet)

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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**£775,000 Freehold**



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**TRG108678 – version 3**  
**telephone** 01442 824133  
**email** [tring@brownandmerry.co.uk](mailto:tring@brownandmerry.co.uk).  
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Council Tax Band: G