



YARDLEY AVENUE, PITSTONE, LU7 9AL

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£425,000 FREEHOLD

A beautifully presented family home with driveway and secluded garden with garden office, offered with no onward chain.

This superb semi-detached property has been lovingly maintained by the current owner for over fifteen years and is now offered for sale in show home condition throughout with no onward chain. The house occupies an enviable position in a cul-de-sac close to the centre of the village, just around the corner from the village green which has a park and playing fields and village hall. Just along the road is the village shop and a selection of restaurants and takeaways, the doctor's surgery and primary school. A little further along the road is Ivinghoe village with further amenities and Tring is approximately three miles away.

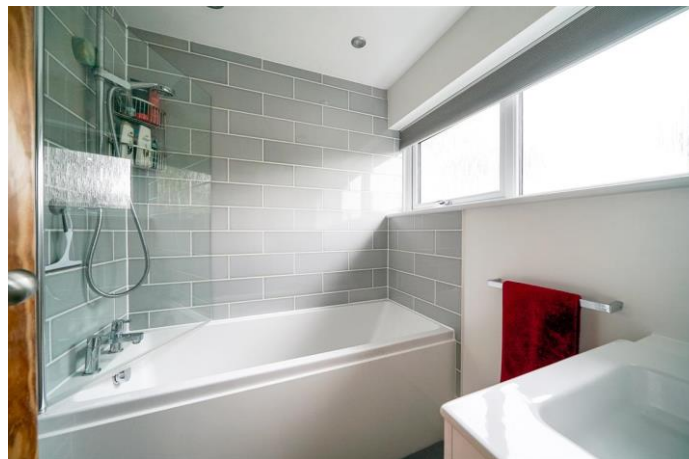
There is a driveway at the front of the house which provides parking for two cars side by side. Inside is beautifully decorated and light and airy throughout. The dining room is perfect for entertaining guests and family occasions, and the lounge is spacious and cozy, with patio doors to the rear garden. The kitchen is fitted with quality cabinets with plenty of work top space and a breakfast bar. There is a built in Neff oven & hob with extractor and a built-in dishwasher. There is a utility cupboard at the rear with space for a tumble drier and other appliance.

Upstairs are three bedrooms, two with built in wardrobes, and a stylish modern, fitted bathroom complete with shower over the bath and fitted splash screen, and a separate w.c with basin. The loft is boarded and carpeted and accessed via a drop down ladder.

The rear garden is a good size, secluded and stocked with very pretty shrubs. There is a brick shed and a fabulous home office built at the side of the house which leads through to a workshop/ store.

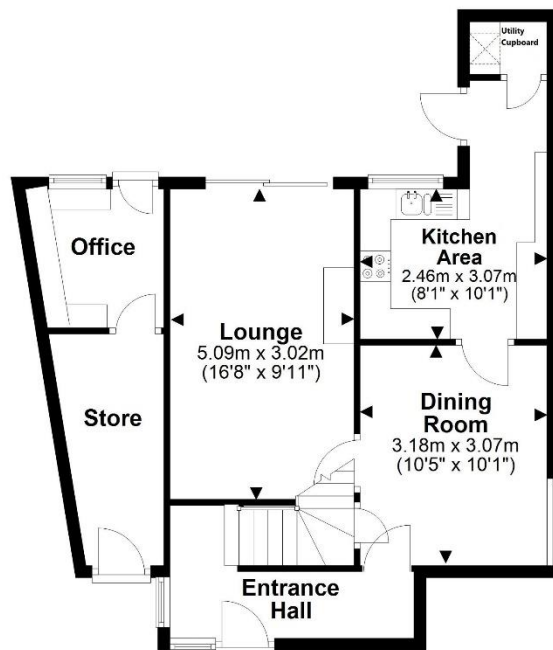
This sought after Buckinghamshire village, close to the borders of Hertfordshire and Bedfordshire, is situated on the edge of the Chilterns, surrounded by countryside, but with excellent road and rail links close by. The village lies close to some 5,000 acres of National Trust land, where Pitstone Windmill 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).





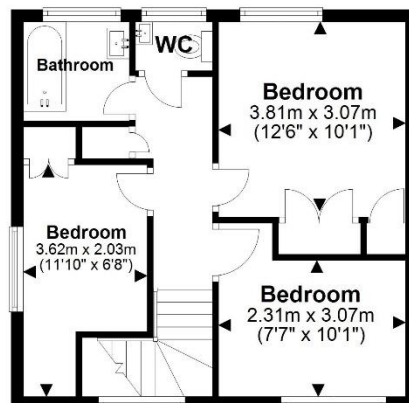
Ground Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 93.0 sq. metres (1001.0 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
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EPC rating – tbc Council Tax Band - C

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