



Church Road

Pitstone Leighton Buzzard, LU7 9HA

Guide Price £600,000



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## Church Road

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Offered for sale is this well proportioned four bedroom detached family home situated on an excellent plot and located in highly sought after Buckinghamshire village of Pitstone. The property is in need of some modernisation and offers spacious accommodation comprising: Entrance hall, cloakroom/WC, 21ft lounge/diner, kitchen/breakfast room, study, utility room, four generous bedrooms and a refitted family bathroom. Additional benefits include double glazing, double length garage, driveway parking and landscaped front and rear gardens. Viewing is highly recommended.

### Location:

The property is situated on an enviable plot on this quiet and desirable no through road in the heart of the Buckinghamshire village of Pitstone. The street is renowned locally for it's excellent community spirit and boasts a variety of generous family homes, with a historic church situated at the end of the road. There are a number of local scenic footpaths nearby, and the village is home to a range of local amenities including parks, doctors surgery, post office, shops, restaurants and a well respected primary school. Tring Mainline Station is less than a 10 minute driveway away, with regular trains into London Euston.

### Ground Floor:

The welcoming entrance hall provides access to all ground floor room, plus there are stairs leading to the first floor. To the left is the kitchen breakfast room which is fitted with a range of wall and base level units, with spaces for a variety of appliances. A door opens to the dining area. Conveniently situated close to the front entrance is a cloakroom/WC, and off to the right of the hall is a good sized study plus a utility room. The utility room provides space and plumbing for various appliances, and a door leads into the double length garage which has been provided with power and lighting. Across the rear of the property is a generous lounge/dining room which comfortably accommodates a range of living room furniture plus a family sized dining table. There are double glazed French doors which open to the garden, and excellent feature during the summer months.







### First Floor:

The first floor boasts four generous bedrooms and a family bathroom. The two largest bedrooms face the rear aspect and enjoy outstanding views of the historic church and over the surrounding countryside. The master bedroom includes fitted wardrobes, and each of the three further bedrooms feature a built-in wardrobe. Bedrooms three and four also enjoy a pleasant outlook to the front, overlooking the mature landscaped front garden. The first floor is completed with the family bathroom which has been refitted with a modern four piece suite comprising of a low level WC, vanity wash hand basin, panel bath and shower cubicle.

### Outside:

To the front of the property is a lengthy paved driveway extending to the garage, and a path leading to the front door. The remainder is laid mainly to lawn and enclosed by neat hedgerows. The rear garden enjoys a paved patio across the back of the property which is an excellent space for entertaining. There are two sets of stairs leading up the the lawn, which catches sunlight throughout the day and is surrounded by a wealth of mature shrubbery.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.



## Floor Plan



Total Area: 1523 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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