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Is there a price that would tempt you to sell or let your property?  
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# Temptation comes in many forms...



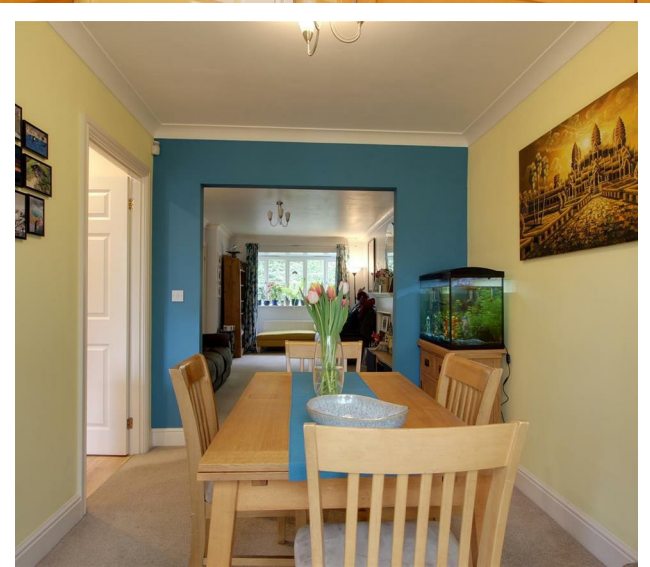


# Pitstone

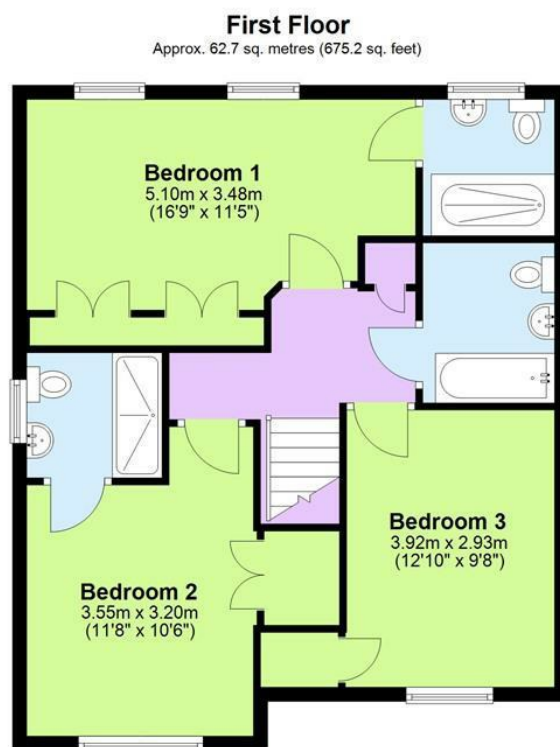
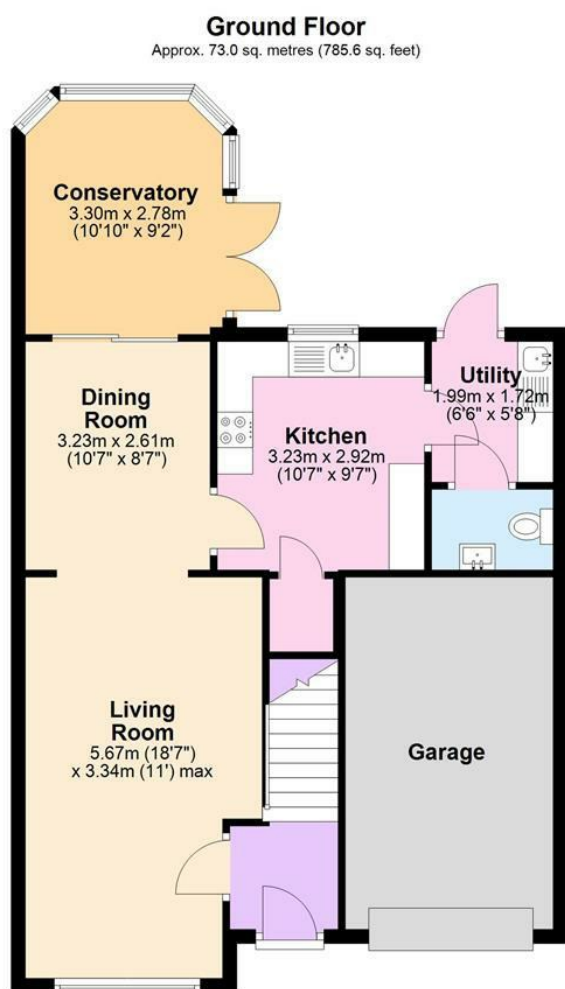
OFFERS IN EXCESS OF

£550,000

Located in a peaceful cul-de-sac setting in this popular location just 2 miles from Tring station. A rarely available three double bedroom, three bathroom home positioned on a Westerly facing corner plot with three reception rooms and kitchen with separate utility room.



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Total area: approx. 135.7 sq. metres (1460.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	82		

Energy Efficiency Rating: 71 (Current), 82 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: Current and Potential ratings are shown in the table above.









Three double bedrooms,  
three bathrooms, three  
reception rooms and a  
Westerly corner plot  
gardens.



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#### Ground Floor

The entrance porch has a door opening to the living room which has a bay window to the front and measures in excess of 18 ft in length. From here an opening leads to a dedicated dining room which has French doors opening to a useful conservatory and a door to the kitchen. Fitted with a range of base and eye level units there are several drawers with work tops over. With a window to the rear with a stainless steel sink under under and integrated double oven with gas hob and extractor fan over. There is also a walk in under-stairs pantry style cupboard and a door leading to a useful separate utility room which has a door opening to the rear garden and space and plumbing for an automatic washing machine. From here a door opens to a ground floor cloakroom with fitted two piece suite comprising low level wc and wash basin..

#### First Floor

The landing area has a door opening to the linen cupboard and doors opening to all first floor accommodation. The main bedroom suite spans the entire width of the rear of the first floor and boasts a host of fitted wardrobes with ample hanging and storage space and an ensuite shower room with double width shower cubicle. The remaining two double bedrooms overlook the front of the property and also both boast fitted wardrobes while the second bedroom also has the advantage of a second ensuite shower room. A family bathroom completes this level.

#### Outside

To the front of the property is a garden area laid to lawn with a mature boarder directly beneath the bay window. There is a good size driveway area proving ample parking and a mature high level hedge to the side boarder with a pedestrian gate opening to a side garden which is laid to lawn and has a good size timber framed shed. From the side garden you walk through to the main portion of the rear garden which boasts a Westerly facing aspect and is mainly laid to lawn.. Fully enclosed with fencing to all boundaries and a number of mature specimen trees providing an excellent degree of privacy.

#### The Location

Castlemead is a popular village location which provides a local junior school, a village pub and very well supported social clubs. There are local shopping facilities in nearby villages for instance Marks & Spencer in Tring and Waitrose in Berkhamsted, along with the comprehensive services provided by Tring & Berkhamsted, which are only a short distance away and have an excellent range of facilities, including junior and secondary schooling and private educational facilities and the benefit of the Grammar Schools of Aylesbury.

2 Miles from the property Tring mainline station provides good commuter services to London (Euston) and the North. Further amenities are provided by Tring and Berkhamsted, and there are a number of country clubs and golf courses in the near vicinity, along with the world famous Champneys Health Resort, with walking and rambling well catered for at the nearby Tring Reservoirs and the Grand Union Canal.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.



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