











Floor plan

## **Ground Floor**

Approx. 67.4 sq. metres (725.3 sq. feet)







All measurements are approximate. Plan produced using PlanUp.

Total area: approx. 67.4 sq. metres (725.3 sq. feet)



**тооЯ** m28.2 x m8e.s ("8'81 x '81)

Reception

**Kitchen** X1.4.17m (18'8')

**Bedroom 2** 3.05m x 2.67m (10' x 8'9")

m18.8 x m82.8 ("0'91 x "0'01)

Bedroom 1

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## Description

Offered for sale with the benefit of no upper chain. A TWO double bedroom property located in the HEART of the village only 2 miles from Tring station. The property has a fabulous private rear garden, kitchen and sitting room with double glazed sliding doors overlooking the garden. Two well proportioned bedrooms and a bathroom complete the accommodation. Separate off road parking for two vehicles.



## Situation

Despite its idyllic, semi rural location, Castlemead Pitstone 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 2 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.

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