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HERE TO GET *you* THERE

68 Vicarage Road, Pitstone, Leighton Buzzard, LU7 9EY

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## Offers In Excess Of £600,000

- FOUR BEDROOM FAMILY HOME
- DRIVEWAY PARKING
- POPULAR VILLAGE LOCATION
- EN-SUITE TO MASTER
- CATCHMENT TO AYLESBURY GRAMMAR SCHOOLS
- NO ONWARD CHAIN
- VIEWS OVER COUNTRYSIDE TO THE FRONT
- POTENTIAL TO EXTEND (STNPP)
- SPACIOUS KITCHEN/DINER
- GENEROUS SIZE REAR GARDEN

Hunters are delighted to offer for sale this spacious four bedroom semi-detached home, situated in the popular Buckinghamshire village of Pitstone and within the Aylesbury Grammar school catchment area. NO UPPER CHAIN.

Offering versatile and flexible living accommodation this well presented family home offers a dual aspect and spacious lounge with bi-folding doors opening to the rear garden. There is well appointed kitchen/dining room, separate utility room and downstairs shower room.

The first floor offers three double bedrooms with an en-suite to the main bedroom, plus a fourth single bedroom and a family bathroom.

Externally this property boasts driveway parking for multiple vehicles and laid lawn with a pathway leading to the front door. The south facing rear sizable garden offers a covered patio seating area, large pond, laid lawn and mature flower beds plus garden sheds.

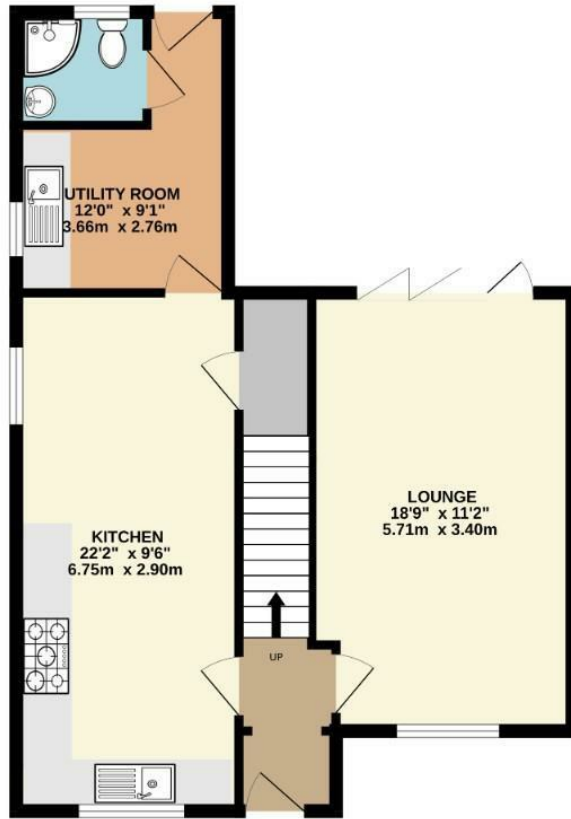
This is a property that needs to be seen, which offers great scope to make it your own, with picturesque countryside views.

Pitstone lies at the foot of the Chiltern Hills in an area of outstanding natural beauty including Pitstone Windmill and Ivinghoe Beacon and is surrounded by Green Belt Countryside coupled with excellent road and rail links to London and Birmingham from Tring mainline railway station, approx. 4 miles with direct route into Euston, and the M1 and M25 motorways.

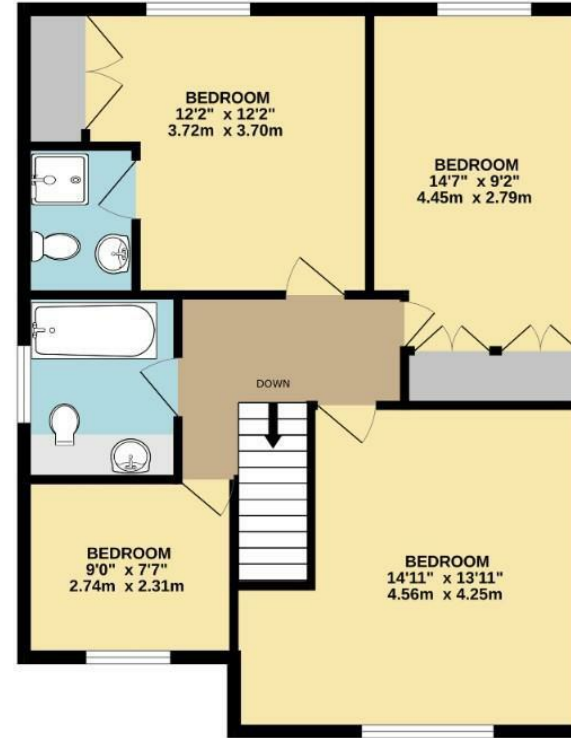
There are excellent choices for schooling with highly regarded state and private schools such as Tring Park School for the Performing Arts and Berkhamsted School and the property is in the catchment area for Aylesbury Grammar schools.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252  
tring@hunters.com | www.hunters.com

GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.

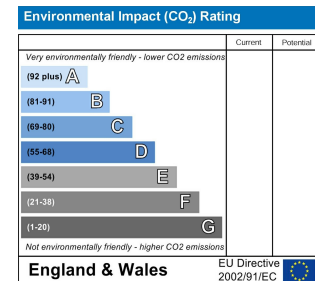
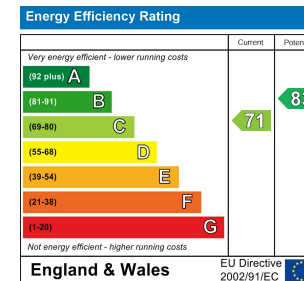


1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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VICARAGE ROAD  
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