



HUNTERS[®]
HERE TO GET *you* THERE

31 Albion Road, Pitstone, LU7 9AY

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Offers In Excess Of £800,000

- FIVE BEDROOM DETACHED FAMILY HOME
- KITCHEN/DINING ROOM
- SHOWER ROOM and BATHROOM
- GARAGE AND STORAGE SHEDS
- DOUBLE GLAZING and GAS CENTRAL HEATING
- EXTENDED
- THREE RECEPTION ROOMS
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- BEAUTIFULLY PRESENTED THROUGHOUT
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this wonderfully presented five bedroom extended detached family home, located within the desirable village of Pitstone.

The current owners have resided at the property for almost 20 years and have kept the property in an excellent order whilst also maintaining the property's charming character.

As you enter the front door you are greeted by an entrance hall with the stairs leading to the first landing. From the hallway is a door to a bay fronted dining room with built in units and a working open fireplace. The lounge is also bay fronted and with a gas feature fireplace. The well-appointed kitchen/dining room has the look and feel of a cottage but with the amenities of a modern kitchen with built in appliances. The ground floor also benefits from a conservatory with solid stone flooring and underfloor heating, shower room and utility area with plumbing for a washing machine.

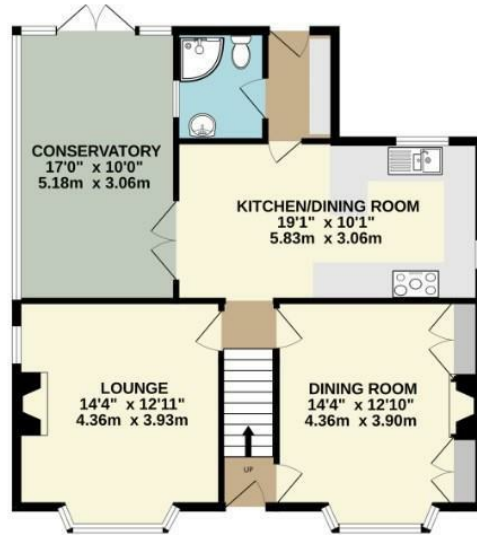
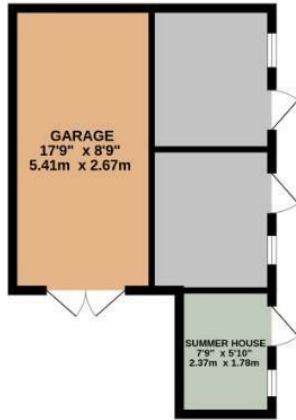
From the stairs the first floor landing opens to a dual aspect main bedroom and a further four bedrooms, plus a family bathroom. The first floor landing also has access to the loft and an airing cupboard.

Externally this property boasts driveway parking for multiple vehicles and garage with storage sheds. The rear South-West facing garden is mainly laid to lawn with a patio and stone seating area plus a vegetable patch, mature flowers and an apple tree.

Pitstone is a highly regarded Buckinghamshire village situated on the edge of The Chiltern Hills, surrounded by Green Belt Countryside, with excellent road and rail links. Day to day shopping needs are well catered for in the nearby town of Tring, whilst the larger towns of Aylesbury, Hemel Hempstead are within easy striking distance. Educational facilities are excellent for all ages. Buckinghamshire operates the Grammar School system with the highly acclaimed Aylesbury Boys Grammar School and Girls High School.

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

GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	









