



HUNTERS[®]
HERE TO GET *you* THERE

4, Greenacres Cheddington Road, Pitstone, LU7 9AH

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Offers In Excess Of £500,000

- THREE BEDROOM DETACHED BUNGALOW
- IN NEED OF MODERNISATION
- DRIVEWAY AND GARAGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- POTENTIAL TO EXTEND (STNPP)
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- GENEROUS SIZED WRAP AROUND GARDEN
- LOUNGE and DINING ROOM
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this three bedroom detached bungalow, located within the highly sought after village of Pitstone. This property is offered with no onward chain and offers huge potential to extend (STNPP).

In need of modernisation this property offers plenty of scope to transform into your dream bungalow. As the property stand it offers an entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, cloakroom and conservatory.

Externally this property benefits from driveway parking, garage and a generous sized wrap around garden.

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
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GROUND FLOOR
1529 sq.ft. (142.0 sq.m.) approx.



TOTAL FLOOR AREA: 1529 sq.ft. (142.0 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			
		51	77
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	







