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26 Yardley Avenue, Pitstone, Leighton Buzzard, LU7 9AL

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Offers In Excess Of £375,000

- THREE BEDROOM SEMI-DETACHED HOME
- DRIVEWAY PARKING
- THREE PIECE BATHROOM SUITE
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- KITCHEN/DINING ROOM
- VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- UTILITY ROOM
- INTERACTIVE VIRTUAL TOUR

This well presented three bedroom semi-detached property is located within the ever popular Buckinghamshire village of Pitstone.

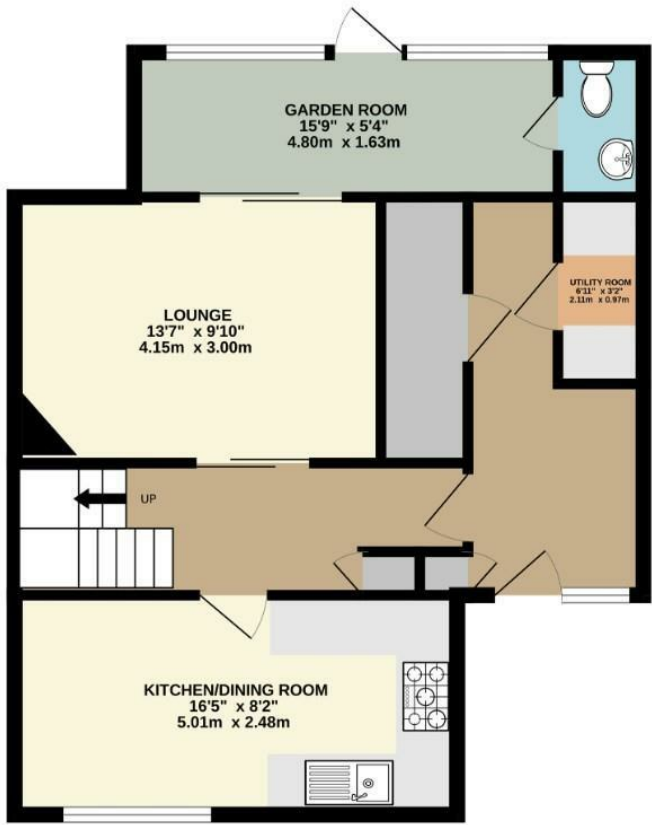
In brief, the property comprises; spacious entrance hall with ample storage, lounge, kitchen/ dining room, garden room, downstairs cloakroom and utility area. On the first floor there are three bedrooms and a family bathroom. Outside a south-westerly facing rear garden and front garden with ample driveway parking facilities.

This property has been updated by the current vendors with a new bathroom, kitchen and rewired throughout.

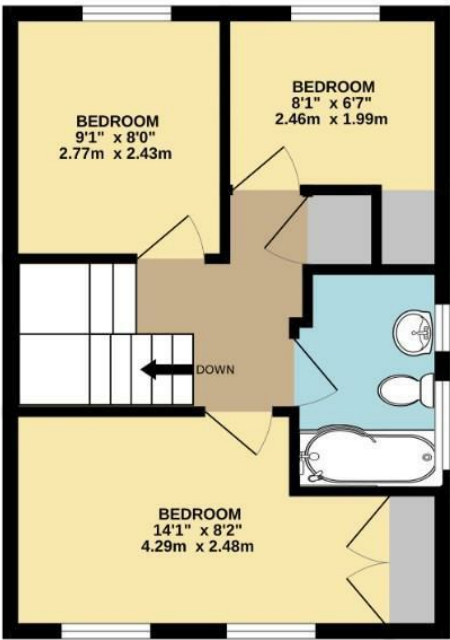
Pitstone lies at the foot of the Chiltern Hills in an area of outstanding natural beauty including Pitstone Windmill and Ivinghoe Beacon and is surrounded by Green Belt Countryside coupled with excellent road and rail links to London and Birmingham.

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GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.

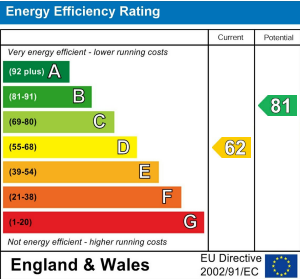


1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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Entrance Hall

Entry via an UPVC door to the front. Double glazed window to front aspect, tiled floor, storage cupboards. Door to utility area with space and plumbing for washing machine and tumble dryer, tiled floor and floor mounted cupboard.

Lounge

Wood laminate flooring.. Double glazed patio door opening to the garden room.

Garden Room

Glazed casement windows to rear aspect. Door opening to the rear garden.

Downstairs Cloakroom

Two piece suite comprising; wash basin and WC. Heated towel rail.

Kitchen/Dining Room

Double glazed windows to front aspect. A range of floor and wall mounted units consisting of cupboards and drawers. Space for a gas range cooker with an extractor over. Single bowl stainless sink and drainer. Plumbing for a dishwasher. Space for a fridge-freezer.

Utility Room

Space and plumbing for a washing machine and tumble dryer.

First Floor Landing

Fitted carpet, airing cupboard, access to boarded loft space via a loft ladder.

Bedroom One

Double glazed windows to front aspect, fitted carpet and radiator. Built-in wardrobe.

Bedroom Two

Double glazed window to rear aspect, fitted carpet and radiator.

Bedroom Three

Double glazed window to rear aspect, fitted carpet and radiator. Storage cupboard.

Bathroom

Double glazed windows to rear aspect. Three piece bathroom suite comprising; bathtub with shower over, W/C and wash hand basin.

Frontage

Driveway parking for multiple vehicles. Access to the front door.

Rear Garden

South-westerly facing garden with an area laid to paving and an area laid to artificial lawn, garden shed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





