



JON-PAUL BRAMPTON POWERED BY **exp**™ UK

@jon-paul.brampton@exp.uk.com

🌐 jonpaulbrampton.exp.uk.com

📞 07359 015 020

Windsor Road, Pitstone, Buckinghamshire

Guide Price £450,000

 4  3  1

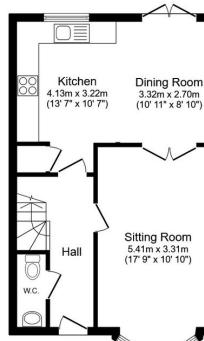


- Four bedrooms
- Two ensuite bathrooms
- Off street parking for 2 cars
- Close to local parks
- Watch the video tour!
- Three bathrooms
- Kitchen/diner
- Cul-de-sac location
- Catchment to Grammar Schools of Aylesbury!
- Please quote JB0294 when enquiring through Rightmove, Zoopla or OnTheMarket

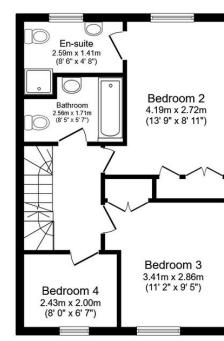




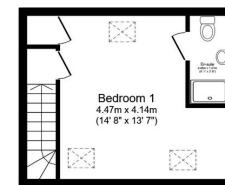
Jon-Paul Brampton presents...four bedroom family home in picturesque Pitstone.



Ground Floor
Floor area 46.9 m² (504 sq.ft.)



First Floor
Floor area 46.0 m² (495 sq.ft.)



Second Floor
Floor area 24.6 m² (265 sq.ft.)

TOTAL: 117.5 m² (1,265 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy performance certificate (EPC)		
81 Windsor Road Pitstone LEICESTER BULZARD LU7 4GD	Energy rating C	Valid until 21 February 2035
Property type Mid-terrace house	Certificate number 7700-3123-0022-1421-2353	
Total floor area 114 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)