



TUN FURLONG
PITSTONE, LU7 9GE

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GUIDE PRICE **£548,500** FREEHOLD

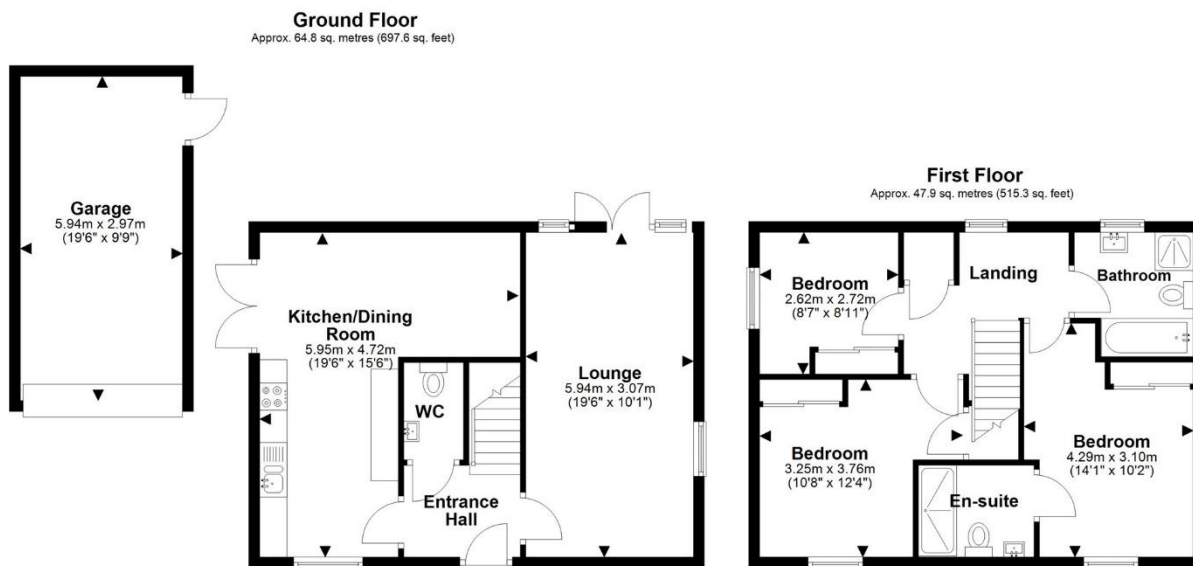
An immaculate three-bedroom detached family home with a driveway ,garage and a generously sized garden located in the popular Development down Tun Furlong in Pitstone. Built in 2018, offering the rest of the remaining warranty this property has gas central heating and double-glazed windows throughout.

Situated down a quiet road, only consisting of three other properties, this perfectly presented three- bedroom detached family home is nestled within the sort after development of Tun Furlong. The surroundings offer picturesque countryside walks, taking in the breathtaking views of the historical Pitstone Windmill and Ivinghoe Beacon. Heading into the property, you are welcomed by a spacious entrance hall, where you will find the staircase directly in front, and access to the downstairs w/c. On the right side of the house, there is a spacious lounge with French Doors at the back opening into a pretty rear garden that wraps around to the left of the property. The bright, modern L-shaped kitchen/dining room is specifically designed with families and entertaining in mind, being fully fitted with intergraded appliances, and space for a dining table and sofa area. Upstairs, there is a spacious landing access to three generously sized bedrooms, and the family bathroom with a separate shower. The principal bedroom benefits from a stylish en-suite with a shower. Outside there is driveway parking for two cars and a garage, offering space to park a third. The garage also has a door directly into the rear garden for side access, creating a nice opportunity to convert. The garden is mainly laid to lawn, with plenty of space to entertain in the warmer months.

This sought after Buckinghamshire village, close to the borders of Hertfordshire and Bedfordshire, is situated on the edge of the Chilterns, surrounded by countryside, but with excellent road and rail links close by. The village lies close to some 5,000 acres of National Trust land, where Pitstone Windmill and Ivinghoe Beacon can be found. Village facilities include a recreation ground, general store, village hall and church and primary school. Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and Berkhamsted, to the shopping centres and department stores of Hemel Hempstead and Aylesbury, both of which also boast multiplex cinemas and extensive leisure facilities. Tring train station is a couple of miles away providing a frequent service to London Euston (approx 40 mins).







Total area: approx. 112.7 sq. metres (1212.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.



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TRG108270 – Version 3

EPC rating – B Council Tax Band - E

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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