





**Offers in Excess of
£585,000**

Situated on the popular development of Castlemead in the village of Pitstone which provides access to local shops, takeaways and primary school as well as being in between both Tring and Cheddington train station this well presented four bedroom detached family home is welcomed to the market comprising of lounge, study, kitchen/dining room with doors opening out onto the rear garden with access to the garage and driveway.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor with understairs storage. Doors to kitchen, lounge cloakroom and storage cupboard.

CLOAKROOM

Low level w.c. pedestal wash hand basin, extractor fan, tiled floor, radiator.

LOUNGE

Double glazed window to side and rear aspect. Double glazed french doors to rear aspect. Feature fireplace, radiator.

STUDY

Double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM

Double glazed window to front and rear aspect. Double glazed french doors to rear aspect. Fitted with a range of floor and wall mounted units with work surface over, one and a half bowl stainless steel sink unit with mixer tap, gas hob with extractor fan over, wall mounted oven and grill, space for fridge/freezer, plumbing for dish washer, breakfast bar, two radiators.

UTILITY

Double glazed window to rear aspect, wall mounted boiler, floor mounted units with work surface over, single drainer stainless steel sink unit with mixer tap and drainer, space for washing machine.

LANDING

Loft access, storage cupboard housing hot water cylinder, radiator.

BEDROOM ONE

Double glazed window to side and front aspect. Built in wardrobes, radiator, door to en-suite.

ENSUITE

Double glazed window to front aspect. Tiled shower cubicle, pedestal wash hand basin with tiled splashback, low level w.c.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobes, radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower unit over, pedestal wash hand basin, low level w.c. tiled floor, tiled walls, heated towel rail. Extractor fan.

OUTSIDE

GARAGE

Up and over door, power and light, parking for one car.

FRONT GARDEN

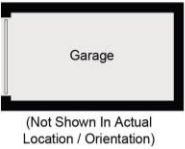
Pathway leading to front door.

REAR GARDEN

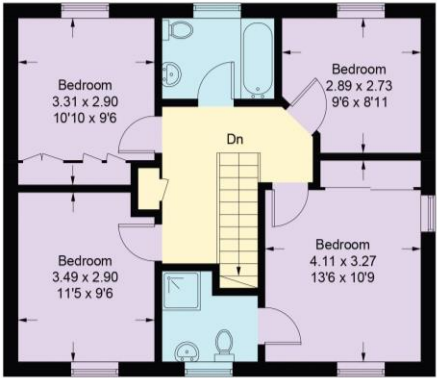
Patio area, lawn area, mature trees and shrub borders, gated rear and side access to garage, outside lighting and outside tap.



Lancaster Way



Ground Floor



First Floor

Approximate Total Area
1271 sq ft / 118.1 sq m
(Excluding Garage)

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1311780)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents