





£650,000

Located in the village of Pitstone this beautifully maintained four/five bedroom detached family home is welcomed to the market offering an abundance of space over three floors with living space and kitchen/breakfast room on the ground floor, two double bedrooms with ensembles and a smaller bedroom/study on the first floor and a further two double bedrooms and family bathroom on the second floor. Additional benefits include driveway parking and garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, radiator, doors to cloakroom, dining room, kitchen and lounge.

CLOAKROOM

Low level w.c., pedestal wash hand basin, radiator.

LOUNGE

Double glazed double doors to rear, double glazed window to front aspect. Two radiators.

DINING ROOM

Double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM

Double glazed window to side and rear aspects, double glazed double doors to rear, double glazed door to side. Range of wall mounted and floor standing units with work surface over, one and half bowl stainless steel sink with mixer tap, built in oven and gas hob with extractor fan over, integrated dishwasher and washing machine, space for fridge/freezer, cupboard housing wall mounted boiler, radiator.

LANDING

Radiator, doors to bedrooms one, two, five/study and stairs to second floor.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes, radiator, door to:

EN-SUITE

Frosted double glazed window to rear aspect. Panelled bath, pedestal wash hand basin, low level w.c., tiled shower cubicle, radiator, part tiled walls and tiled floor.

BEDROOM TWO

Double glazed window to front aspect. Built in wardrobes, radiator, door to:

EN-SUITE

Frosted double glazed window to rear aspect. Tiled shower cubicle, low level w.c., pedestal wash hand basin, radiator, part tiled walls and tiled floor.

BEDROOM FIVE/STUDY

Double glazed window to front aspect. Radiator.

SECOND FLOOR LANDING

Double glazed velux window to rear. Access to loft space, airing cupboard housing water cylinder, doors to bedrooms three and four and further bathroom.

BEDROOM THREE

Double glazed window to front and side aspects. Built in wardrobes, two radiators.

BEDROOM FOUR

Double glazed window to front aspect. Two radiators, access to eaves storage.

BATHROOM

Double glazed Velux window to front, low level w.c., pedestal hand wash basin with mixer tap, panelled bath with shower over, tiled floor and part tiled walls.

OUTSIDE

GARAGE

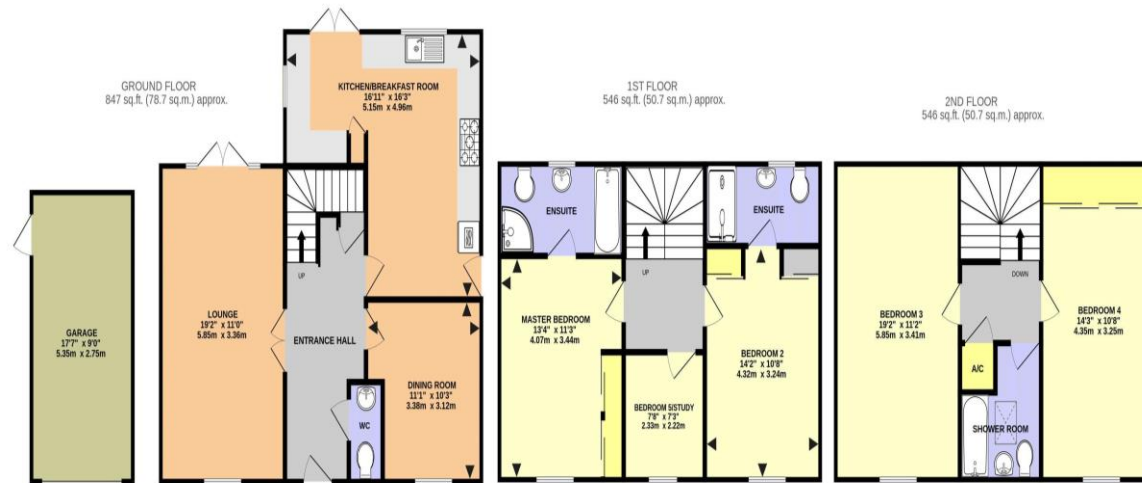
Metal up and over door, power and light, boarded loft space, driveway to side aspect providing off road parking for two cars, outside light.

FRONT GARDEN

Pathway to front door, mature hedging, outside light, side access.

REAR GARDEN

Mainly laid to lawn with patio and shingled areas, timber storage shed, surrounded by timber fencing panels, outside light, outside tap, door to garage.



BOLEBEC END, PITSTONE LU7 9JY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1939 sq.ft. (180.2 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 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

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