



BOLEBEC END
PITSTONE, BUCKINGHAMSHIRE LU7 9JY



BOLEBEC END
Pitstone
Offers in the region £450,000 freehold

This modern, three-bedroom home in this popular Buckinghamshire village, close to countryside, is beautifully presented throughout and falls within the catchment for the highly sought after Grammar schools in Aylesbury.

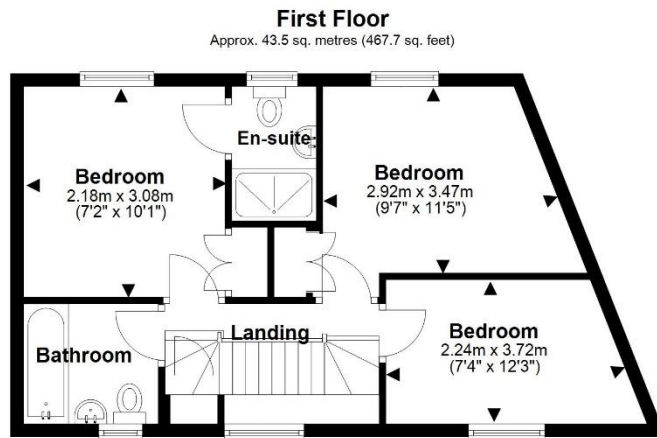
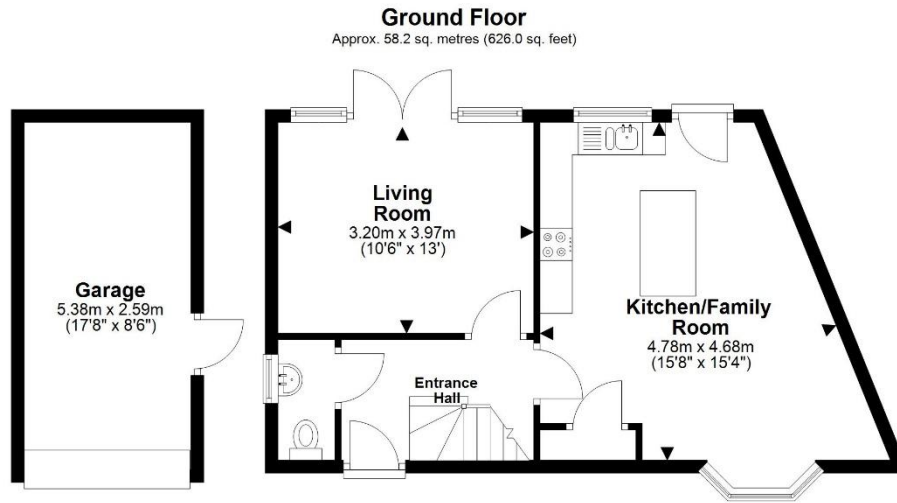
There is a pathway leading to the front door under a canopy storm porch. Inside, the house is light and airy throughout with a modern feel. The ground floor accommodation is arranged around an inviting entrance hall, with a guest w/c, and stairs leading to the first floor. The dual aspect lounge has double glazed French doors which open directly onto the rear garden. The impressive kitchen is fitted with sleek contemporary units with a breakfast island and various integrated appliances, leaving plenty of dining space to entertain. Moving upstairs you'll find three very good size bedrooms and a well-appointed family bathroom. The principal bedroom has built in wardrobe and en-suite.

The rear garden is landscaped for low maintenance with artificial lawn and paved patio. There is a driveway leading to a garage at the side, with power and light.

Pitstone is a highly regarded Buckingham village, situated on the edge of The Chiltern Hills, surrounded by Green Belt countryside, with excellent road and rail links.. Day to day shopping needs are well catered for in the nearby town of Tring, whilst the larger towns of Aylesbury, Hemel Hempstead and Watford are all within easy striking distances. Brookmead School is close to hand. Buckinghamshire operates the Grammar School system with the highly acclaimed Aylesbury Boys Grammar School and Girls High School. Excellent private schools are close by including the Tring Park School for the Performing Arts in Tring, and the Berkhamsted Collegiate in Berkhamsted. For the commuter the nearest mainline stations can be found at Cheddington or Tring (London Euston approximately 40 mins) with the M1, M25 accessed by the nearby A41.







Total area: approx. 101.6 sq. metres (1093.6 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.



TRG108690 – version 0006

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



brown & merry

telephone 01442 824133

email tring@brownandmerry.co.uk

EPC rating C
Council Tax Band: D