





Guide Price
£500,000

Situated in the popular village of Pitstone this four bed detached family home is welcomed to the market providing spacious living accommodation providing three reception rooms downstairs WC and utility. Other benefits include driveway parking for multiple cars private rear garden and a garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator. Door to w.c and utility cupboard, space for tumble dryer.

CLOAKROOM

Double glazed frosted window to front aspect. Wash hand basin, low level w.c.

LOUNGE

Double glazed window to front and side aspect. Two radiators, feature fireplace with brick surround, door to dining room.

DINING ROOM

Double glazed door to rear aspect. Stairs rising to first floor, radiator, opening to kitchen.

CONSERVATORY

Double glazed unit on a brick base, double glazed double doors to the rear.

KITCHEN

Double glazed window to rear aspect. Refitted with a range of floor and wall mounted units, butler sink and mixer tap, built in oven and hob with extractor fan over, integrated dish washer, space for a fridge freezer, integrated microwave, integrated washing machine, UPVC stable door to side.

BEDROOM ONE

Double glazed window to the rear. Radiator, door to en-suite.

EN-SUITE

Double glazed frosted window to rear aspect. Panelled bath with mixer tap, pedestal hand wash basin, low level w.c,

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Panelled bath with mixer tap, wash hand basin, low level w.c, tiled shower cubicle, heated towel rail.

OUTSIDE

GARAGE

Power and lighting. Shingled driveway for multiple cars.

FRONT GARDEN

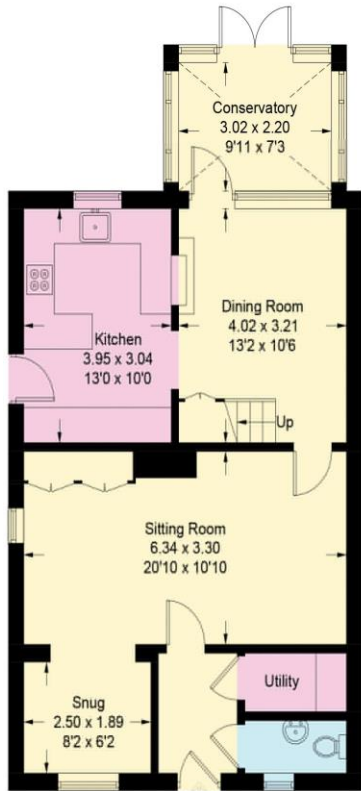
Shingled area, pathway to front door.

REAR GARDEN

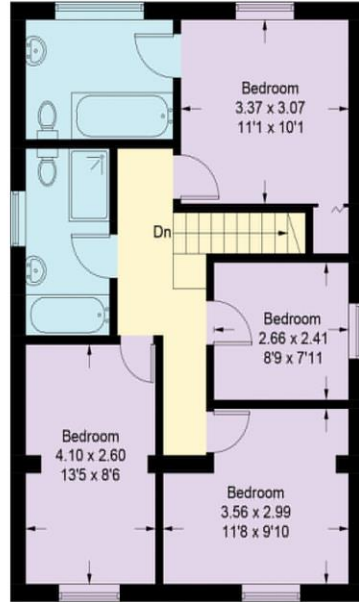
Mainly laid to lawn, patio area, outside tap, timber shed, timber fence surround, shrub borders, outside power socket, side access to driveway.



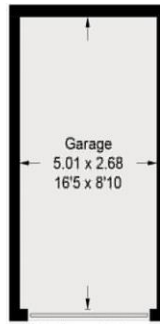
Rushenden furlong



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Total Area
1405 sq ft / 130.5 sq m
Garage = 145 sq ft / 13.5 sq m
Total = 1550 sq ft / 144.0 sq m

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. (ID1309543)

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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