



WINDSOR ROAD, PITSTONE LU7 9GG

WINDSOR ROAD, PITSTONE

£475,000 FREEHOLD

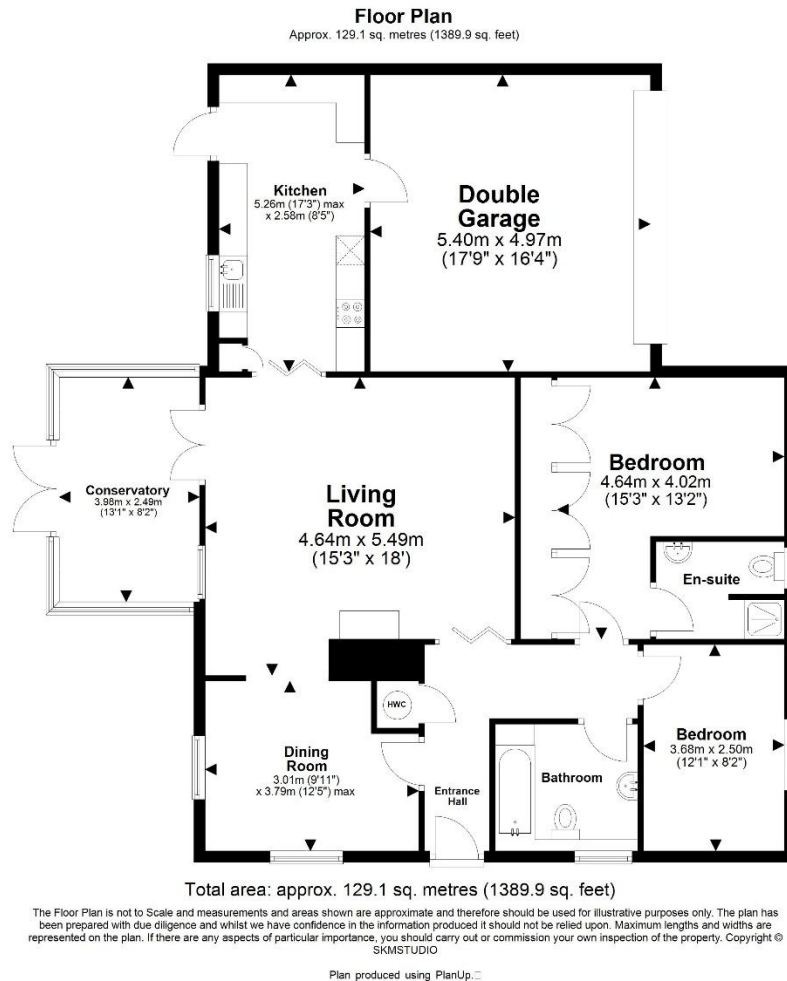
Windsor Road is located in the popular Castlemead Development in the heart of Pitstone. The property offers excellent living accommodation throughout and offers a safe and welcoming environment for a pleasant family lifestyle

Here at Brown and Merry we are delighted to welcome to the market this fantastic three-bedroom end of terrace house. The property is situated in a desired and well-maintained development with local amenities only a short stroll away. Upon entrance you will find a downstairs WC, a bright and spacious living room with a feature bay window, a fully equipped kitchen and a separate dining room that provides access through the patio doors opening out to the well looked after private rear garden, perfect for those summer months entertaining family and guests. Upstairs consists of three well-proportioned bedrooms of which the master bedroom benefits from an en- suite shower room. You will also find a family size bathroom, built in wardrobes and loft access. Externally the property boasts off street parking with a single sized garage, side access and views overlooking the well-kept development.

Pitstone is a small village in Buckinghamshire which is linked to the picturesque Ivinghoe. You will find a local shop and cafe just a stones' throw away. The amenities of Ivinghoe High Street are not far away where you'll find a Post Office, Library, Florist and Pharmacy. A Doctors surgery which is only about a 10-minute stroll. Tring Station is only a short drive away along with excellent roads links such as the A41 providing access onto the M1 & M25. Local schools within the village consist of Windmill Nursery School for pre-school, Brookmead School for primary, and then a fantastic choice of the Grammar schools of Aylesbury, or the nearby Tring School and The Cottlesloe School for secondary education.







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TRG108842 – Version 04

EPC rating – TBC Council Tax Band - D

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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