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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Pitstone

## PRICE GUIDE

£425,000

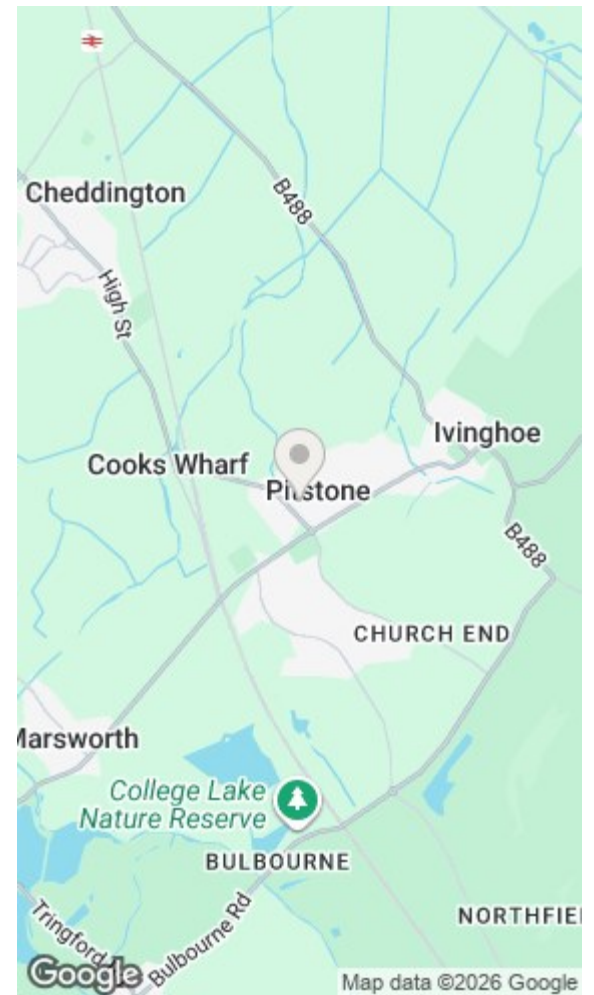
A mature family home on residential road in the heart of this popular village which benefits being in catchment for the Grammar schools. There are two reception rooms in addition to the conservatory on the ground floor along with a cloakroom and with three bedrooms and family bathroom on the first floor. Southerly facing rear garden & driveway parking.



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Total area: approx. 1046.7 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A realistically priced three bedroom semi detached home.



#### Ground Floor

The double aspect entrance hall has windows to the front and side and stairs which lead to the first floor landing. A door opens to the living room which has sliding patio doors opening to the conservatory which has panoramic views over the garden and has a door into the utility room. The living room is part open plan to the dining area which has a window to the front and is ideally placed being directly next to the kitchen which is fitted with a range of base and eye level units with integrated gas hob with extractor over, double oven and stainless steel sink under the window to the rear. From here there is a utility room which has a door opening to a useful ground floor cloakroom.

#### First Floor

The first floor landing has doors opening to all three bedrooms and to the family bathroom which is fitted with a white four piece suite including separate shower cubicle and bath. The main bedroom overlooks the rear and has the benefit of a host of fitted wardrobes with ample hanging and storage space. Bedrooms two and three both overlook the front of the property

#### Outside

To the front of the property is a block paved driveway providing parking for at least two large vehicles. A side pedestrian gate leads to the Southerly rear garden which is mainly laid to lawn and enclosed by fencing. There is a pathway to one side which leads to the rear section of the garden where there is a brick built outhouse and a flagstone patio area ideally placed to make the most of the sun to the very last time of day.

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#### The Location

Pitstone is a highly regarded Buckinghamshire 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 village with a general store and pharmacy along the road in Ivinghoe. There is a doctors surgery and primary school and village hall, with the nearby market town of Tring just two or three miles away. Educational facilities are excellent for all ages. Buckinghamshire operates the Grammar School system with the highly acclaimed Aylesbury Boys Grammar School and Girls High School. For those seeking leisure and sporting facilities, there is plenty on offer at Tring and Aylesbury with an abundance of Golf courses to choose from in the general locality. The area also offers delightful countryside for walking, cycling and horse riding. Pitstone is ideal for the commuter as Central London is within around an hour by car. With Tring train station being approximately a mile and half away serving London Euston (38 mins approx.). The A41 dual carriageway is a few minutes drive providing easy access to the M25 Junction 20.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person which is chargeable once your offer has been accepted.

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