# Yardley Avenue

Pitstone Leighton Buzzard, LU7 9BD

**Price £350,000**

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# Yardley Avenue

Pitstone Leighton Buzzard, LU7 9BD

We are delighted to offer for sale this beautifully presented three bedroom family home, situated within a quiet residential setting in the popular village of Pitstone. The property offers bright and well balanced accommodation throughout, combining a stylish contemporary interior with a practical family-friendly layout, alongside a south-easterly facing rear garden. Additional benefits include double glazing and a spacious lounge/dining room with log burner . Viewing is highly recommended to fully appreciate the finish, setting and lifestyle this home has to offer.

**Location:**
Yardley Avenue is positioned within the sought-after village of Pitstone, offering a strong sense of community alongside convenient access to surrounding towns and countryside. The village benefits from local amenities, nearby parks and scenic walking routes, while Tring mainline station is only a short drive away, providing direct rail services into London Euston. The area is also well placed for road connections via the A41, A5 and M1, making it ideal for commuters whilst still enjoying a more relaxed village environment.

**Ground Floor:**
The property is entered via a welcoming entrance hall which leads through to the main living accommodation plus there are stairs leading to the first floor and built-in storage. The kitchen sits to the front and is fitted with a stylish range of wall and base level units complemented by wooden work surfaces and metro tiled splashbacks, creating a bright and practical space for day-to-day living. There is ample storage and work surface space along with room for casual seating. To the rear, the lounge/dining room spans the width of the property and provides an excellent family and entertaining space with room for both seating and dining arrangements. French doors open directly onto the garden, enhancing the indoor to outdoor connection, while a log burning stove creates a warm focal point and adds character to the room.

**First Floor:**

The first floor landing provides access to three bedrooms and the family bathroom. The master bedroom is a well proportioned double room positioned to the rear, overlooking the garden, whilst bedrooms two also offers further comfortable accommodation. The third bedroom provides flexibility for family use, guests or home working. The family bathroom is fitted with a modern suite and finished in a contemporary style.

**Outside:**

To the front, the property benefits from singled garden enclosed by fencing with a path extending to the front door. The rear garden enjoys a south-easterly aspect and has been arranged to provide a balanced and usable outdoor space with patio seating areas and lawn, ideal for outdoor dining, entertaining or relaxing during the warmer months. A rear gate opens directly onto the a green space. Two storage sheds provide additional practicality.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan

Total Area: 836 ft²

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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