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Contact us for a free valuation  
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# Temptation comes in many forms...



Pitstone

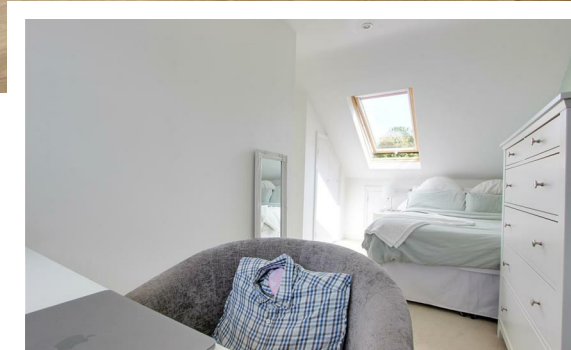
OFFERS IN EXCESS OF £500,000

# Pitstone

OFFERS IN EXCESS OF

£500,000

Located in a tucked away end cul-de-sac position in the heart of Castlemead Village in Pitstone only a couple of miles from Tring station. A wonderful semi detached property boasting 5 bedrooms, two bathrooms, open plan kitchen/dining room and dedicated living room. Garage, driveway & Southerly facing gardens.

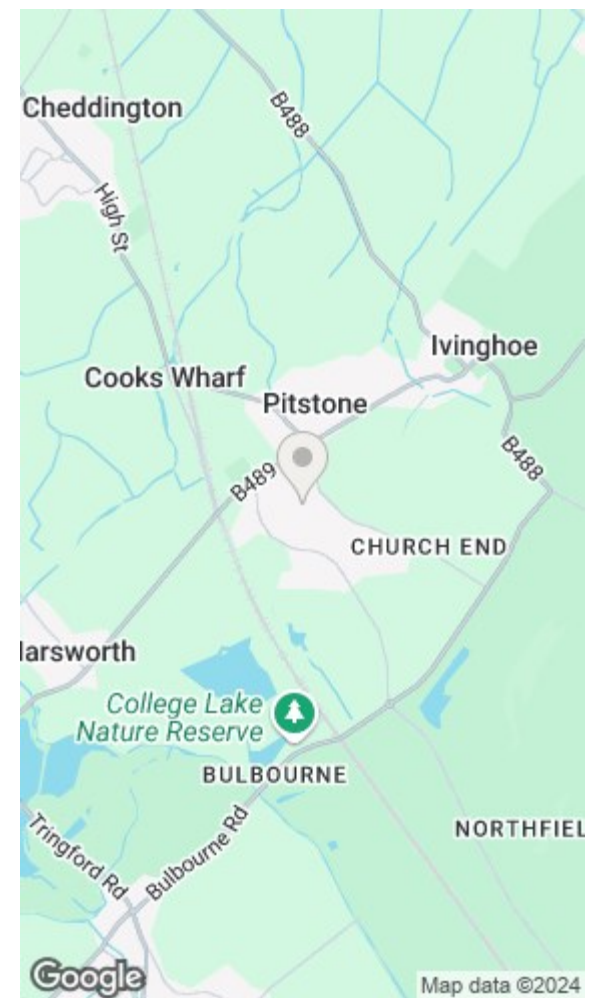


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Total area: approx. 1306.3 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		85	(82 plus) A		
(81-91) B		76	(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	



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A rare chance to purchase a five bedroom family home in a peaceful courtyard setting.



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**Ground Floor**  
The welcoming entrance hall has a door opening to a useful ground floor wc and a door opening to a dedicated living room which has a bay window to the front, feature fireplace and double glass paned doors opening to the magnificent kitchen/dining room. The kitchen area is fitted with a comprehensive range of base and eye level units which also incorporates a roll top work surface and several drawers. There are integrated appliances to include a double oven with hob and extractor over, fridge/freezer and dishwasher. There are both a window to the rear and French doors opening to the rear patio.

**First Floor**  
Rising to the first floor landing there is a second staircase ascending to the landing area and doors opening to all first floor bedrooms. The principal bedroom is positioned at the rear of the property and boasts both a range of fitted wardrobes and an ensuite bathroom. The two remaining bedrooms at this level over look the front and are well served by the family bathroom which is fitted with a white three piece suite.

**Second Floor**  
A very generous fifth bedroom is position on the top floor and boasts a Velux window to the front and a dormer window to the rear. There is also the advantage of fitted wardrobes. The fourth bedroom which is also positioned on the second floor also has a dormer window to the rear.

**The Location**

Castlemead is a popular village location which provides a local junior school, a village pub and very well supported social clubs. There are local shopping facilities in nearby villages for instance Marks & Spencer in Tring and Waitrose in Berkhamsted, along with the comprehensive services provided by Tring & Berkhamsted, which are only a short distance away and have an excellent range of facilities, including junior and secondary schooling and private educational facilities and the benefit of the Grammar Schools of Aylesbury.

2 Miles from the property Tring mainline station provides good commuter services to London (Euston) and the North. Further amenities are provided by Tring and Berkhamsted, and there are a number of country clubs and golf courses in the near vicinity, along with the world famous Champneys Health Resort, with walking and rambling well catered for at the nearby Tring Reservoirs and the Grand Union Canal.

Agents Information For Buyers



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