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# Temptation comes in many forms...



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Pitstone

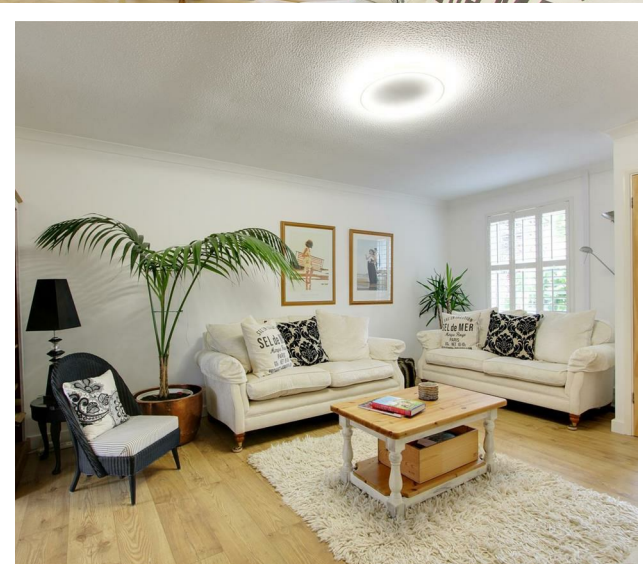
OFFERS IN THE REGION OF £475,000

# Pitstone

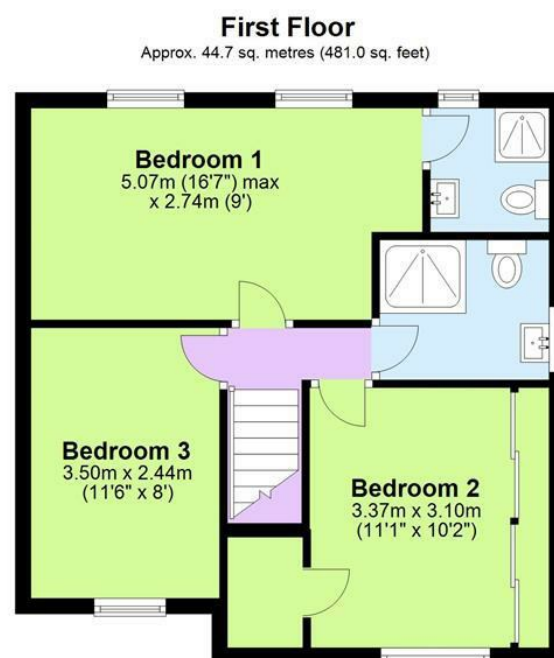
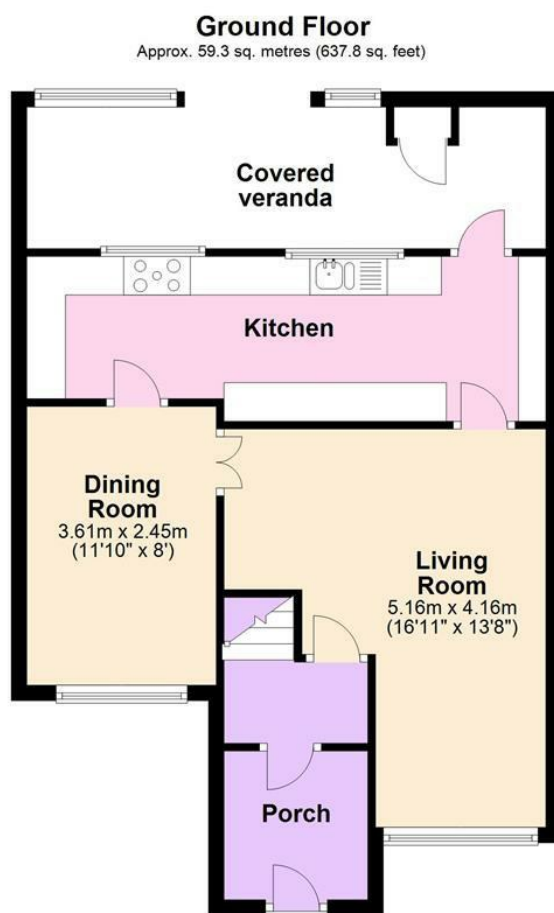
OFFERS IN THE REGION OF

£475,000

A wonderful semi detached home in a much admired cul-sa-sac in the heart of Pitstone village boasting two reception rooms and two bathrooms along with off road parking, private rear garden and 3 double bedrooms.



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Total area: approx. 103.9 sq. metres (1118.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>87</b>		
	<b>71</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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A fabulous three bedroom home offered in lovely order throughout, and just a short walk from the Village centre.



#### Ground Floor

An exceptionally large entrance porch welcomes you into the property and is the ideal space for hanging and storage space. From here a door opens to an inner hall which has stairs rising to the first floor and a door opening to the main reception room which has a window overlooking the front of the property, a door opening to the kitchen and double doors to the second reception room which also overlooks the front of the property. The kitchen is fitted with a high quality range of base and eye level units with several appliances. With two windows to the rear and running the entire width of the property, there is also a door from the kitchen which opens to a really useful covered veranda which opens directly to the private rear gardens. Gated pedestrian access from the garden leads to the front of the property while the garden itself is fully enclosed by a range of fencing.

#### First Floor

The spacious first floor landing area has doors opening to all three of the double bedrooms. Bedrooms two and three both overlook the front with the second bedroom boasting both an overstairs storage cupboard and a host of fitted wardrobes with sliding doors and ample hanging and storage space. The family bathroom is fitted with a white three piece suite with a frosted window to the side. The principal bedroom suite runs the width of the property and also incorporates an ensuite bathroom with shower, wash basin and low level wc.

#### The Outside

A driveway to the front provides off road parking for several vehicles, with a path to the front door and gated access to the side leading to the rear garden. The rear garden is a real delight with a lovely covered seating and entertaining area ideal for lazy days summer dining. Large metal shed to remain.

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#### Locality

The property is surrounded by amenities that make for convenient day to day living. The area benefits from a number of doctors' surgeries, pharmacies, all within walking distance, for your important appointments. For your living essentials, there is a convenience store right on your doorstep, as well as a number of farm shops and markets, selling fresh local produce. Less than 10 minutes away you will also find a Co-op, Tesco and Marks and Spencer Food Hall.

#### Education Locally

Education - For growing families, there is a selection of highly rated schools to choose from, all within close proximity. Brookmead Primary School, rated Good by Ofsted, is only half a mile away,, as well as the Tring School, which is a 9 minute drive away, making the school run a breeze. Just a short drive away there is also Aylesbury Grammar School, for children of secondary school age, rated Outstanding and highly regarded by parents alike.

#### Agent information for Buyers

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.



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