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# Temptation comes in many forms...



Pitstone

£400,000

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£400,000

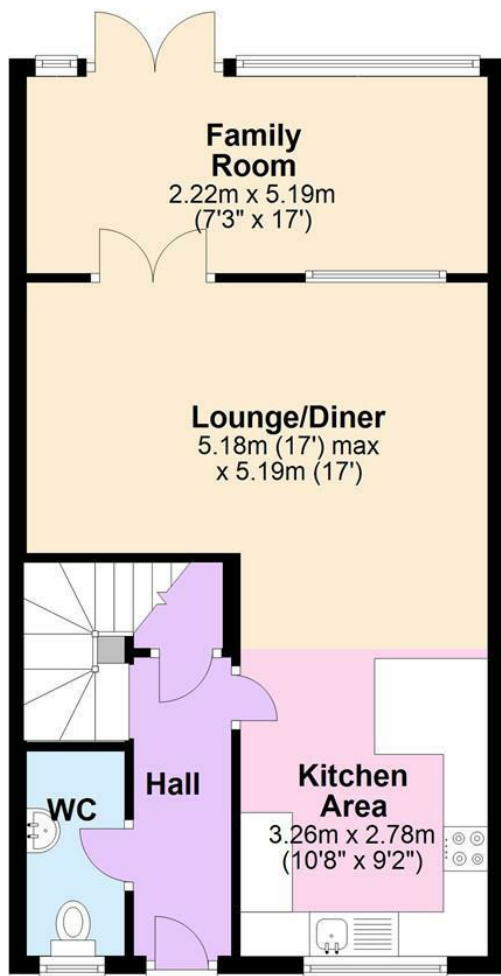
Having been the subject of recent improvements to include a wonderful open plan kitchen which is complimented by a kitchen/dining room and separate family room opening directly to the garden. To the first floor are three good size bedrooms and a family bathroom. There is allocated parking to both the front and the rear.



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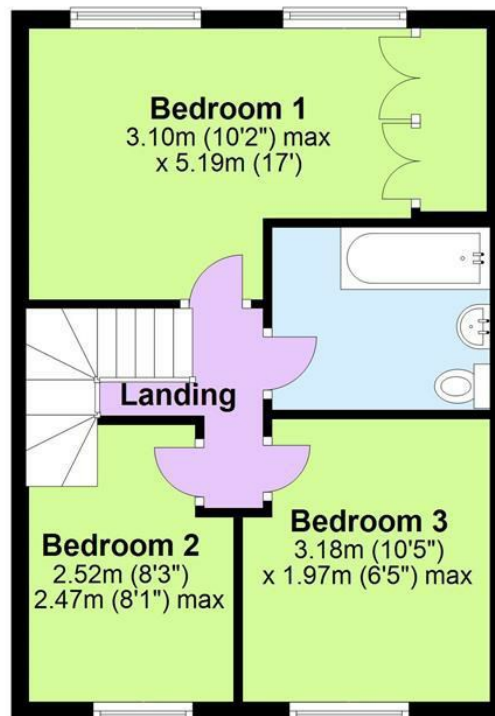
## Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Total area: approx. 91.8 sq. metres (987.7 sq. feet)

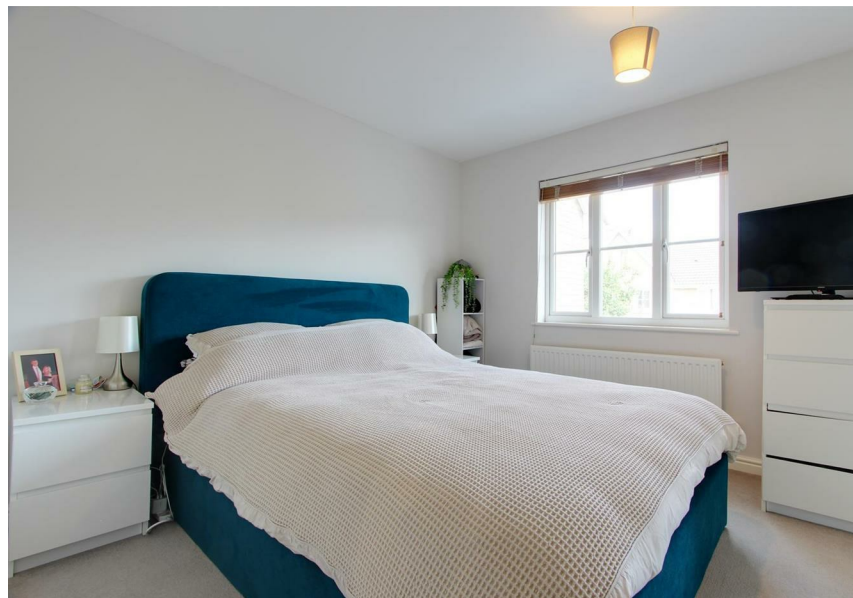


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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	
EU Directive 2002/91/EC	84	EU Directive 2002/91/EC	
England & Wales		England & Wales	





A well located three bedroom home in a set back position on this popular development.



#### Ground Floor

The entrance hall has a door opening to the ground floor cloakroom which has a fitted white two piece suite. Stairs from this level ascend to the first floor landing and have a useful storage cupboard under. A second door opens to the refitted kitchen which boasts a comprehensive range of base and eye level units with a window to the front and worktops over to include a useful breakfast bar area. Ideal for modern day living the social kitchen space is open plan to the 'L' shaped living/dining room which has a window and French doors to the dedicated family room which is ideally placed at the rear of the property opening directly to the rear garden.

#### First Floor

The first floor has doors opening to all three generously proportioned bedrooms and to the family bathroom which is fitted with a white three piece suite including a panelled bath with independently operated shower unit over with side screen. The main bedroom is positioned at the rear of the property and has a range of fitted wardrobes spanning the entire width of the room.

#### Outside

To the front of the property is allocated parking and a pathway leading to the front door. Directly to the rear of the house is a flagstone patio area which leads to the main part of the garden which is laid to artificial grass. Fully enclosed by fencing there is a second patio to the rear boundary with a timber framed garden shed and a herbaceous border with specimen tree to one side of the boundaries. Fully enclosed by fencing there is a gate opening to a pathway leading to a secondary parking area.

#### The Location

A peaceful setting, perfectly situated in the verdant village of Pitstone, the location is a sanctuary away from busy city life. A thoughtfully selected location at the foot of the Chiltern Hills, filled with cycling and walking routes, you can immerse yourself in the outdoors whilst still being in easy reach of the neighbouring towns. A gem of the 17th century, Pitstone windmill, a beautifully restored window into history, offers stunning walks amongst the idyllic scenery. Pitstone is conveniently located just six miles east of Aylesbury and five miles south of Leighton Buzzard. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer.

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#### Travel Links

Despite its idyllic, semi rural location, the property is superbly connected whether you are travelling locally, or further afield. For commuters, The M1 is under 40 minutes away, along with the A41 which can be reached in less than 15 minutes, giving you easy access to London and further north up to the West Midlands and beyond. For international travellers, Luton and Heathrow airport are just a 30 and 45-minute car journey away, respectively; putting trips abroad in easy reach. There are also a number of train stations in the local area, including Tring station which is less than 2 miles away and will have you arriving in London Euston or Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters.

#### 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. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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