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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

ASKING PRICE

£380,000

A realistically priced three bedroom family home towards the end of a peaceful cul-de-sac in the heart of this popular Buckinghamshire village yet within easy striking distance of Tring and Tring train station. The property has been refurbished with a wonderful kitchen/breakfast room in addition to a living room and conservatory/dining room. Also boasting a lovely Southerly facing rear garden.



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Total area: approx. 77.2 sq. metres (831.0 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) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(50-60) <b>C</b>	
(55-68) <b>D</b>		(39-49) <b>D</b>	
(39-54) <b>E</b>		(29-38) <b>E</b>	
(21-38) <b>F</b>		(11-28) <b>F</b>	
(1-20) <b>G</b>		(1-10) <b>G</b>	
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 well presented family home offered for sale in tidy decorative order throughout.



#### Ground Floor

The ground floor has a refitted kitchen with breakfast bar and a number of integrated appliances overlooking the front of the property. Moving through the entrance hall to the rear of the property is a living room which boasts a dual aspect with a high level window to the side and sliding patio doors opening to the conservatory which is of very generous proportions and used by the current sellers as a dedicated dining room. With bespoke fitted blinds to the windows, French doors from here open to the lovely Southerly facing rear garden. Stairs from the entrance hall rise to the first floor landing.

#### First Floor

The three bedrooms are well served by a refitted white bathroom suite which includes a panelled bath with folding glass shower screen and independently operated power shower over. Two of the bedrooms overlook the rear garden while the third overlooks the front. There is a hatch opening to a partially boarded attic space and airing cupboard to the landing.

#### Outside

To the front of the property is a low level brick wall with opening and pathway leading to the front door. The front garden is also well stocked with a range of planting with gated access to the side leading to the rear garden. Directly to the rear of the property is a good size flagstone patio area which leads to the main portion of the garden which is mainly laid to lawn with mature herbaceous beds and borders to either side boundary. There is a second area laid to hardstanding on the rear boundary which is where the timber framed shed is location.

#### 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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