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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

OFFERS IN THE REGION OF £675,000







A spacious four bedroom family home situated in the heart of the village with no onward chain complications



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The locality  
Village Location : Pitstone is a highly regarded Buckinghamshire village situated on the edge of The Chiltern Hills, surrounded by Green Belt Countryside, with excellent road and rail links. Day to day shopping needs are well catered for in the nearby town of Tring, whilst the larger towns of Aylesbury, Hemel Hempstead, Milton Keynes and Watford are all within easy striking distance.

Education Locally  
There is a fantastic selection of primary and secondary schools only a short distance away. Brookmead School, Marsworth Church of England Infant School, Tring School, The Cottesloe School and Cedars Upper School have been judged by Ofsted as Good'. Aylesbury Grammar School has an excellent reputation for learning and achievement. For independent Berkhamsted Independent School and Tring Park Performing Arts schools are 10 and 5 minutes driveway away respectively.

Transport Links  
There are two stations a short drive away. Tring (3.2 miles) and Cheddington (2.8 miles) both provide a fast, direct service to London Euston in approximately 35 minutes. The A41 dual carriageway can be reached in 15 minutes by car and provides access to the M25 (Jct 20), M1 (Jct 8), and M40 (Jct 1A).

If you wish to purchase  
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 with additional proof of residency.

**AGENTS NOTES**  
Please note all photography is for guidance of how finish MAY look. The property has been subjected to flood damage, and is therefore undergung extensive refurbishment.



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