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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...



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Pitstone

OFFERS IN THE REGION OF £675,000

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Sterling are delighted to offer to the market this spacious four bedroom family home. Coming to the market with the benefit of a recent comprehensive refurbishment, therefore offering a very rare opportunity for a discerning purchaser.

The property briefly comprises, entrance hall, cloakroom, spacious lounge, utility and fitted kitchen with an open plan dining area..

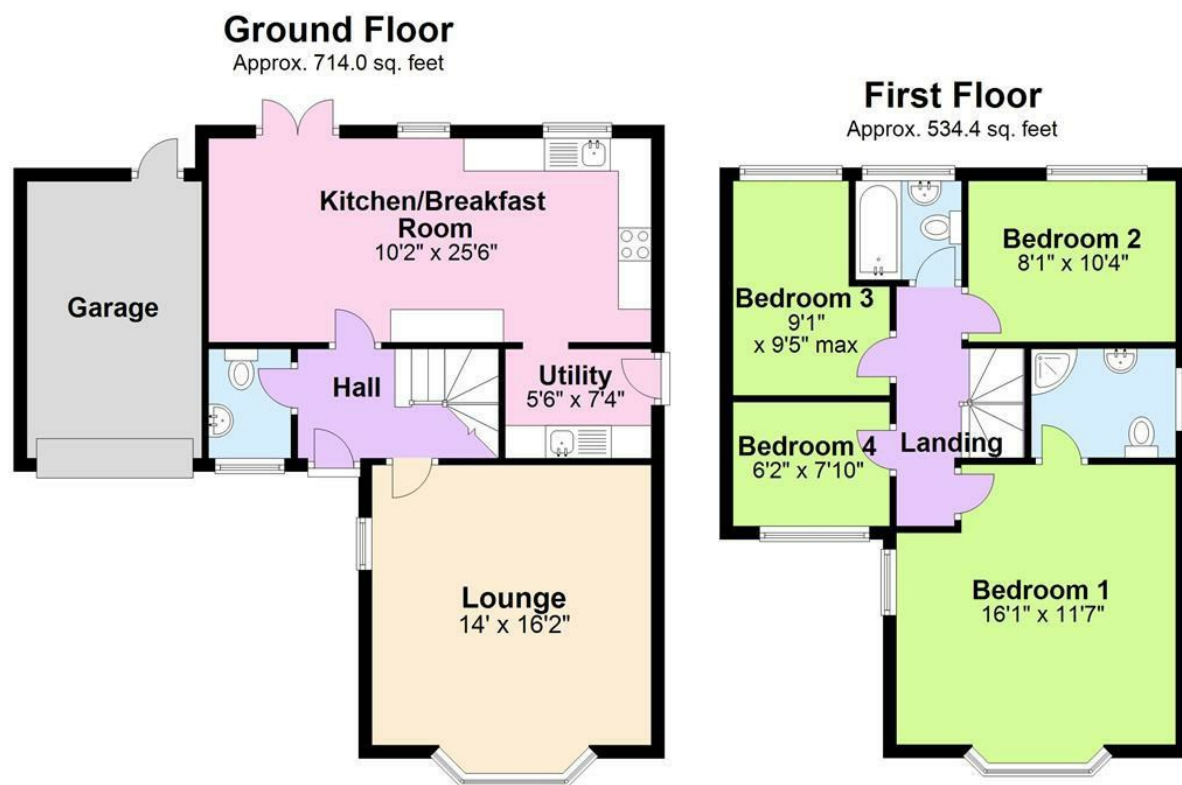
To the first floor are three spacious bedrooms, an large master bedroom with en- suite and a family bathroom suite.

Outside the front garden is laid mainly to lawn with a driveway providing parking for several vehicles, and an single garage with electric up and over door.

VIEWING COMES HIGHLY RECOMMENDED.



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Total area: approx. 1248.3 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	62	A	C
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-38) F (1-38) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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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 Cottlesloe 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.

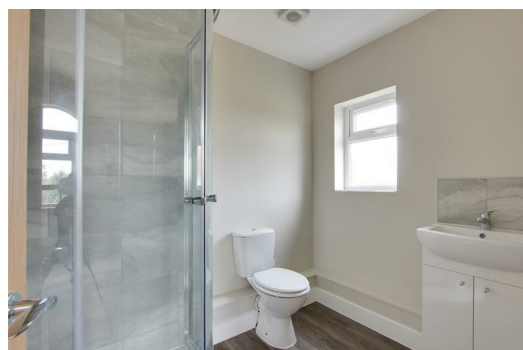
**Transport Links**

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.



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