



Church Road, Pitstone Leighton Buzzard LU7 9HA



Nestled in a highly sought-after cul-de-sac in the charming Buckinghamshire village of Pitstone, this impressive three-bedroom detached house offers the perfect blend of peaceful village living and convenient access to amenities. Having been enjoyed by the current owners since 1968, the property is a true testament to comfort and longevity, with potential for further extension to suit your family's growing needs.

Step inside to discover bright, spacious accommodation, perfectly complemented by a private driveway and garage for ample parking. The accommodation briefly comprises; entrance hall, lounge, dining /sitting room, kitchen, boot room, shower room, three bedrooms, family bathroom with corner bath and shower cubicle, and a separate w/c. To the rear, a generous westerly facing garden awaits - a real highlight of the home. Spend your afternoons relaxing on the sunlit patio or beneath the pergola. Alternatively, enjoy the delights of gardening and the well-stocked beds. The mature garden comes complete with a greenhouse, large cedar shed with potting bench and plenty of storage, making it a haven for keen gardeners and outdoor enthusiasts alike.

Location

Despite its tranquil setting, the property offers excellent convenience. The village boasts a shop for daily essentials, a welcoming village hall, and a popular primary school within walking distance. For families, the house also falls within the highly desirable Aylesbury Grammar School catchment area. The nearby countryside provides endless opportunities for walks and outdoor adventures, while commuters will appreciate being just 1.5 miles or so from Tring train station, offering swift connections into London and beyond.

Whether you are seeking a welcoming family home with scope for future enhancement, or a peaceful retreat with a real sense of community, this delightful property in Pitstone is not to be missed.

Arrange your viewing today and take the first step towards making this wonderful house your new home.





welcome to Church Road, Pitstone Leighton Buzzard

- Extended detached family home
- Large westerly facing rear garden
- Garage and driveway
- Scope to extend (stp)
- Gas central heating & double glazing

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£660,000

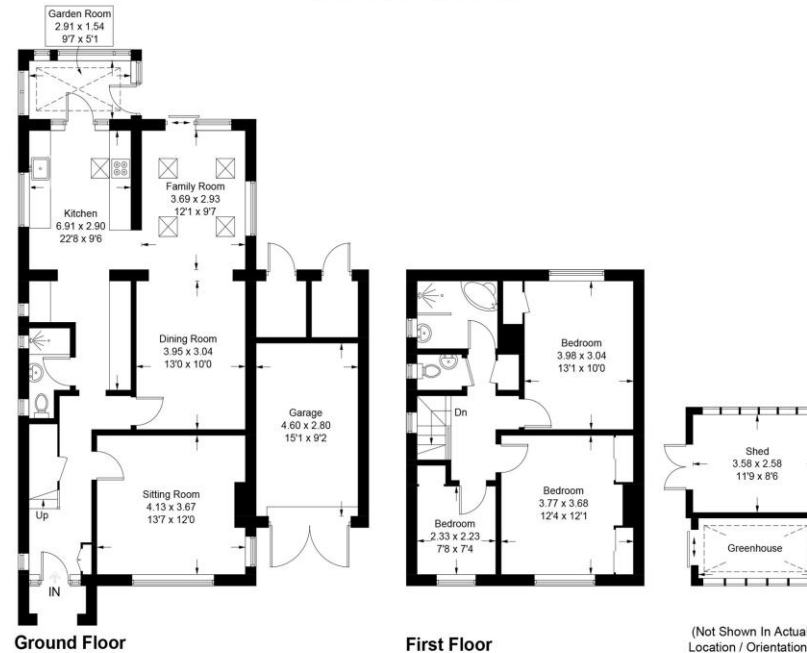
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

A superb detached family home, with large gardens and excellent potential to extend (stp)

Church Road

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft
Outbuildings = 27.1 sq m / 292 sq ft
(Including Garage / Excluding Greenhouse)
Total = 151.3 sq m / 1629 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1315684)

check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
TRG108861 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk