





**Guide Price
£400,000**

Situated in the popular village of Pitstone close to local amenities and school this spacious three bedroom end of terraced home is welcomed to the market offering a large lounge, kitchen/dining room, downstairs cloakroom and utility room. Other benefits also include rear garden with outside studio and driveway parking.

Property Description

ENTRANCE

Double glazed door with double glazed side panel to:

ENTRANCE HALL

Stairs to first floor, two radiators, large built in cupboard with power and light, tiled floor. door to W.C, door to utility room

CLOAKROOM

Low level w.c. wash hand basin with storage cupboard below, heated towel rail, tiled floor.

LOUNGE

Double glazed sliding patio doors to rear and double glazed window to side. Radiator, feature fireplace, recessed spot lighting.

KITCHEN/DINING ROOM

Two double glazed windows to front. Refitted with a range of both floor and wall mounted units with work surface over single drainer stainless steel sink unit with mixer tap, built in oven and hob with extractor fan over, space for fridge freezer tiled floor, recessed spot lighting and under floor heating.

UTILITY ROOM

Floor and wall mounted units with work surface over, plumbing for automatic washing machine, space for freezer under counter top, recessed spot lighting

LANDING

Access to loft space, built in cupboard.

BEDROOM ONE

Two double glazed windows to front. Built in wardrobe, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to rear. Radiator, built in cupboard housing gas combination boiler.

BATHROOM

Comprising panelled bath with shower over, wash hand basin, low level WC, part tiled walls, radiator. Double glazed frosted window to side.

OUTSIDE

FRONT GARDEN

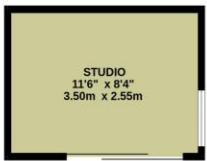
Gravelled providing off road parking.

REAR GARDEN

Laid to low maintenance with timber decking and Astro turf areas, all enclosed by panel fencing, brick built storage shed.

STUDIO

Double glazed sliding patio doors and double glazed window, power and light.



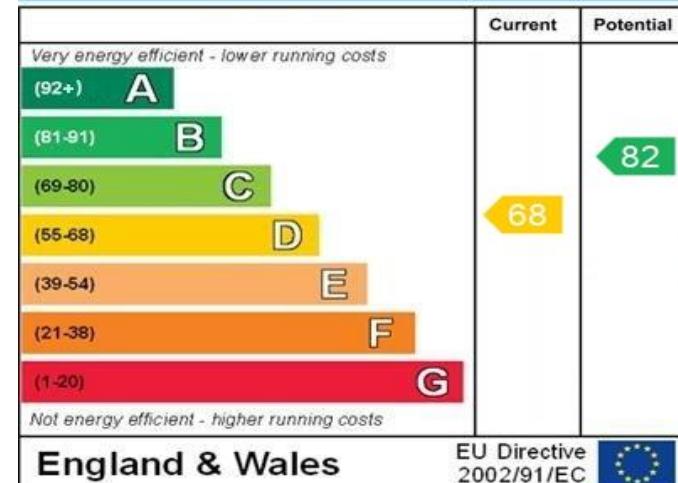
GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



YARDLEY AVENUE, PITSTONE LU7 9AL (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1110 sq.ft. (103.1 sq.m.) approx.
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Energy Efficiency Rating



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.