





**Guide Price
£550,000**

Situated in the Castle Mead Development in Pitstone, this wonderfully presented four-bedroom detached home is brought to the market comprising open plan kitchen/dining room, lounge, en-suite shower room to main bedroom, two further bathrooms, garden and driveway parking with garage. The property is within walking distance of the local amenities of Pitstone which include local shops, restaurants and is just a short drive to Tring station.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor. Radiator, under stairs storage cupboard.

CLOAKROOM

Low level WC, wash hand basin, heated towel rail.

LOUNGE

Double glazed double doors to rear, double glazed window to front and side aspects.

KITCHEN/DINING ROOM

Double glazed window to front aspect, double glazed double doors to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated: washing machine, dishwasher and fridge freezer; built-in oven and gas hob with extractor fan over, one and a half bowl stainless steel sink with mixer tap, concealed wall-mounted gas boiler, radiator.

LANDING (First Floor)

Double glazed window to rear aspect. Doors to bedrooms and bathroom, airing cupboard housing water cylinder, stairs rising to second floor.

LANDING (Second Floor)

Double glazed Velux window to rear aspect. Radiator, doors to shower room and bedrooms.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, door to:

EN-SUITE

Double glazed frosted window to front aspect. Refitted with pedestal wash hand basin, tiled shower cubicle, heated towel rail.

BEDROOM TWO

Double glazed windows to front and rear aspect. Radiator.

BEDROOM THREE

Double glazed Velux window to rear, double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect, double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Refitted bathroom comprising panelled bath with shower over, low level WC, wash hand basin, heated towel rail.

SHOWER ROOM

Refitted with tiled shower cubicle, low level WC, wash hand basin, radiator.

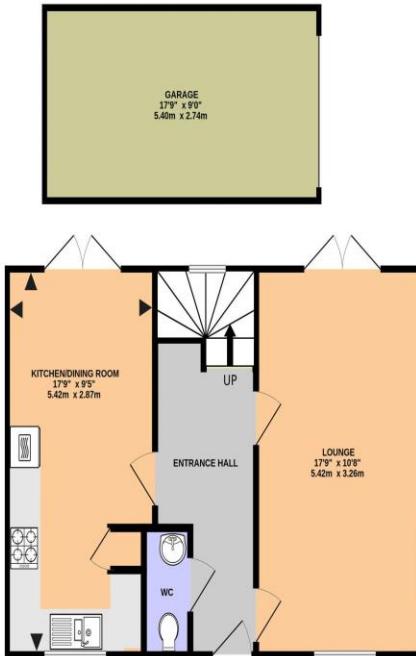
GARAGE

Garage with parking for one car to the front.

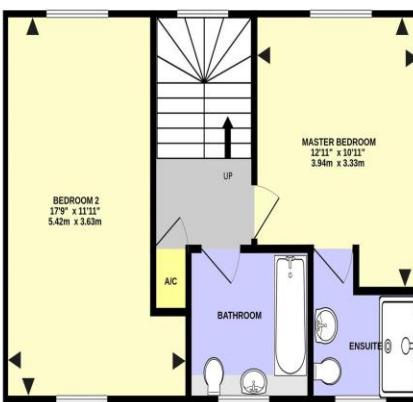
REAR GARDEN

Mainly laid to lawn with patio area, rear access to garage and parking, enclosed by timber fencing and walls, outside tap, outside light.

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



DURHAM ROAD, PITSTONE LU7 9JZ (PRODUCED FOR MICHAEL ANTHONY)

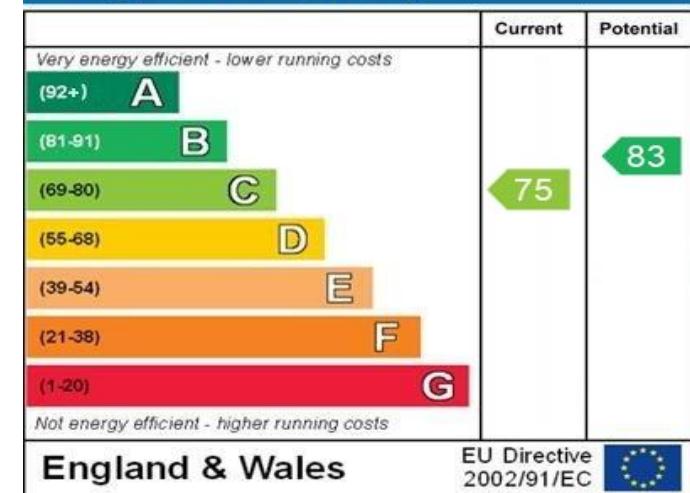
TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.

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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.

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Energy Efficiency Rating



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