





£850,000

Located on a no through road in the village of Pitstone with garden views overlooking the countryside this well presented and modernised four-bedroom, detached family home is welcomed to the market offering an extended open plan kitchen/dining/living room with log burner, separate family room, study, downstairs cloakroom and two bathrooms. The property also comprises of a garage and driveway parking for several cars and benefits from being walking distance to the local shops and primary school and only a short drive away from both Cheddington and Tring train stations.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs rising to first floor, storage cupboard, door to lounge.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wash hand basin with mixer tap, radiator, extractor fan.

FAMILY ROOM

Three double glazed windows to side aspect. Radiator, wall-mounted boiler, built-in storage cupboard.

STUDY

Double glazed window to side aspect. Radiator, door to garage.

LOUNGE/KITCHEN/DINING ROOM

Double glazed windows to side and rear aspects, double glazed sliding doors to side and rear, two Velux windows. Fitted with a range of full height floor units, rolled edge Quartz work surface, integrated dishwasher, wall-mounted oven and grill, integrated induction hob, one and a half bowl sink unit with mixer tap, integrated larder fridge and freezer, four radiators, feature fireplace with brick surround and wood burning stove, kitchen island with storage.

UTILITY

Double glazed window to front aspect. Floor standing units with space for washing machine and tumble dryer, radiator.

LANDING

Double glazed window to side aspect. Airing cupboard housing water tank, radiator, access to boarded loft space.

BEDROOM ONE

Double glazed window to side aspect, radiator, built-in wardrobe, door to:

EN-SUITE

Double glazed frosted window to side aspect. Tiled shower cubicle, wash hand basin with mixer tap, low level WC, built-in storage, heated towel rail, extractor fan.

BEDROOM TWO

Double glazed windows to front and rear aspects. Built-in wardrobe, two radiators.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, extractor fan.

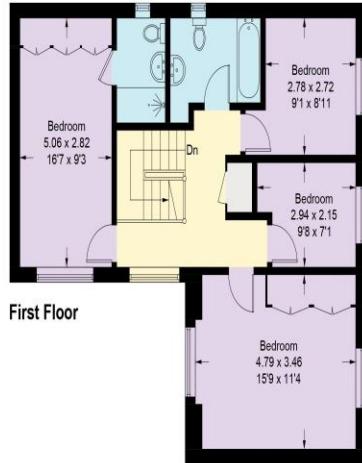
OUTSIDE

GARAGE/PARKING

Driveway parking. Garage with power and lighting, door to garden.

REAR GARDEN

Mainly laid to lawn with patio area, outside light, flower and shrub beds, outside tap and power point, side access.



First Floor



Ground Floor

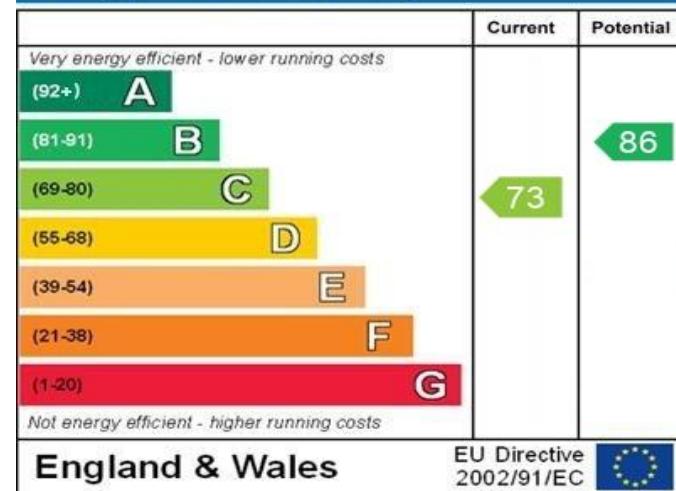
Michael
ANTHONY

Chequers Lane

Approximate Total Area
1917 sq ft / 178.1 sq m
(Including Garage)

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. (D1259854)

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.