







**£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.

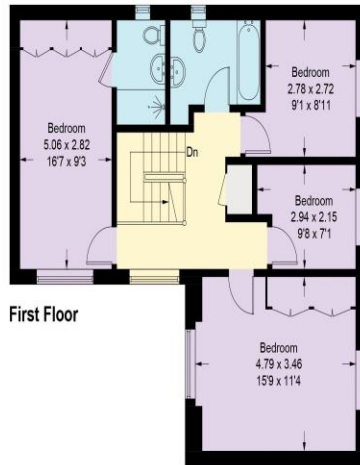
## OUTSIDE

## 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.

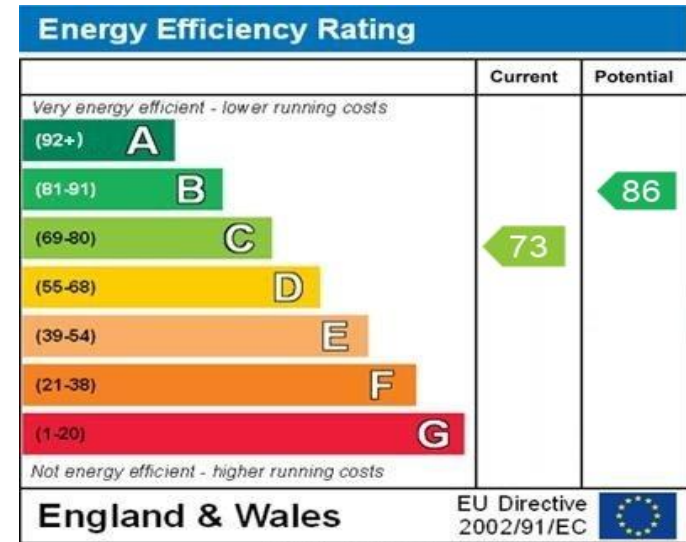


**Michael ANTHONY**  
Chequers Lane



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. (ID1259854)



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