



**Yardley Avenue, Pitstone**  
LU7 9BD

**Offers In Excess Of**  
£250,000





# Yardley Avenue, Pitstone

## DESCRIPTION

Nestled in the charming village of Pitstone, Yardley Avenue presents a delightful opportunity to purchase this three bedroom semi-detached family home. This property is ideally situated close to local amenities, making it a perfect choice for families and individuals alike.

Upon entering, you will find an inviting entrance hall, kitchen, a lovely lounge and a garden room that is currently utilised as a dining area. This arrangement creates a warm and welcoming atmosphere, perfect for both everyday living and hosting gatherings.

The property boasts three comfortable bedrooms. The well-appointed bathroom adds to the convenience of this home.

One of the standout features of this property is the mature and beautifully maintained private rear garden. This tranquil outdoor space is perfect for enjoying sunny afternoons, gardening, or simply unwinding in a peaceful setting.

Pitstone is a highly regarded Buckinghamshire village situated on the edge of The Chiltern Hills, surrounded by Green Belt Countryside, with excellent road and rail links. Day to day shopping needs are well catered for in the nearby town of Tring, whilst the larger towns of Aylesbury, Hemel Hempstead are within easy striking distance. Educational facilities are excellent for all ages. Buckinghamshire operates the Grammar School system with the highly acclaimed Aylesbury Boys Grammar School and Girls High School.

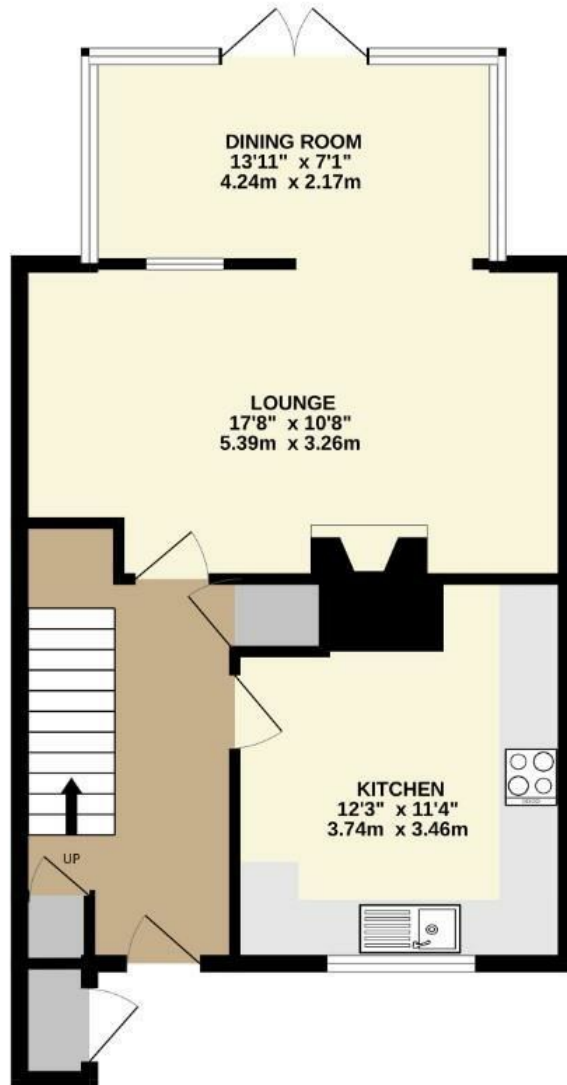




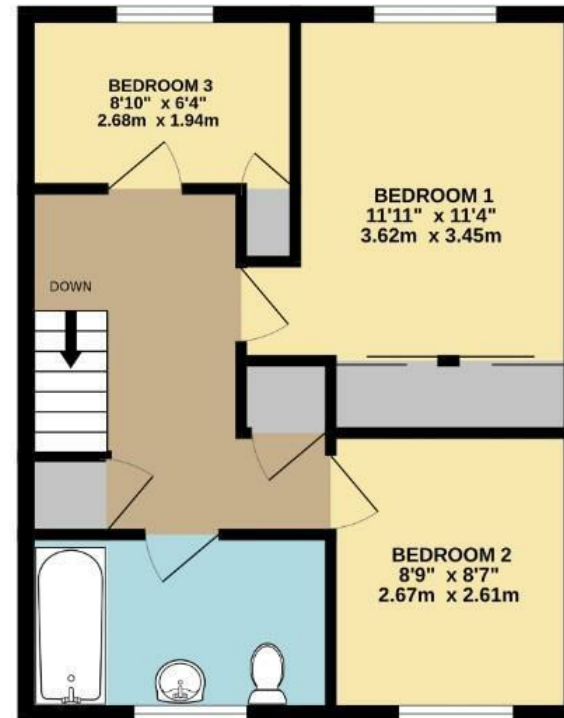




GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



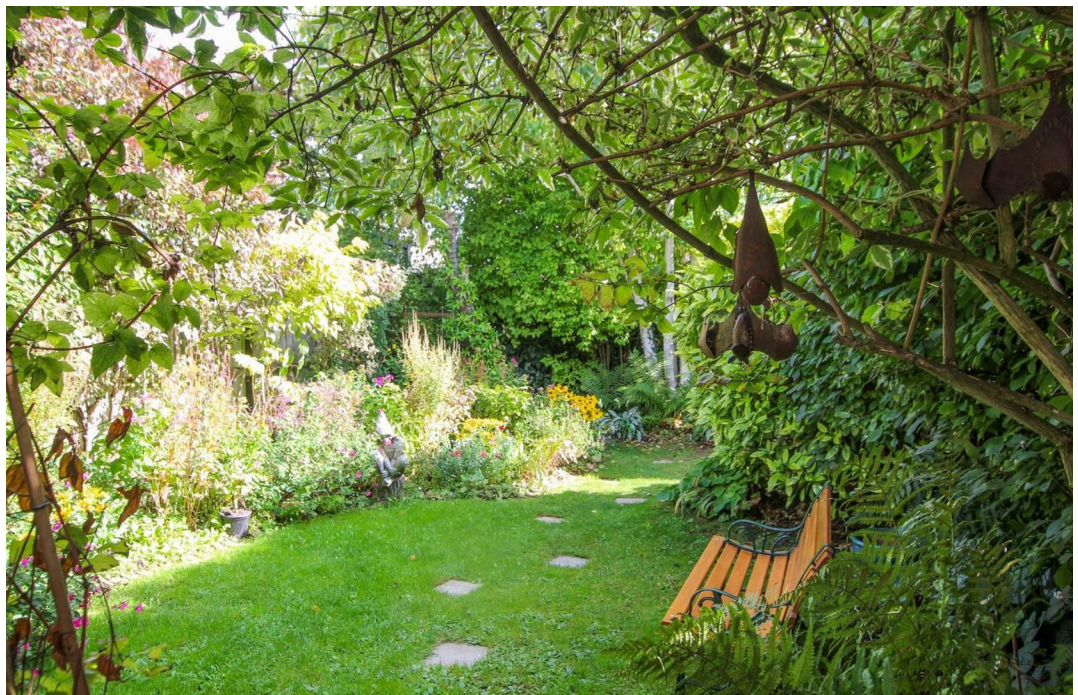
1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



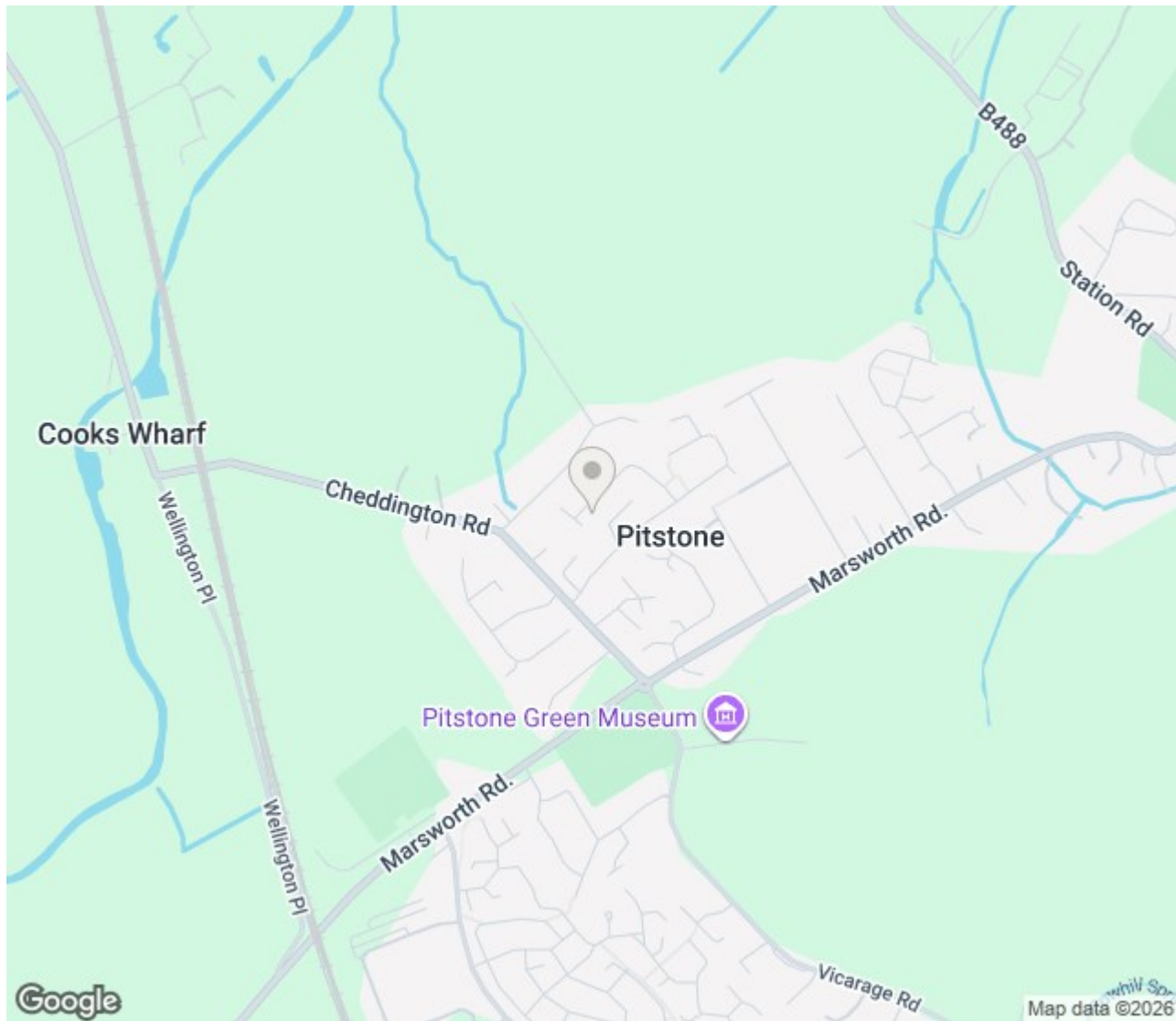
TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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