



**Durham Road, Pitstone**

LU7 9JZ

**£575,000**



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**HUNTERS<sup>®</sup>**  
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# Durham Road, Pitstone

## DESCRIPTION

Located on Durham Road in the charming village of Pitstone, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living. As you enter, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The well-appointed kitchen and dining room are designed for both functionality and style, making it an ideal space for family meals and gatherings.

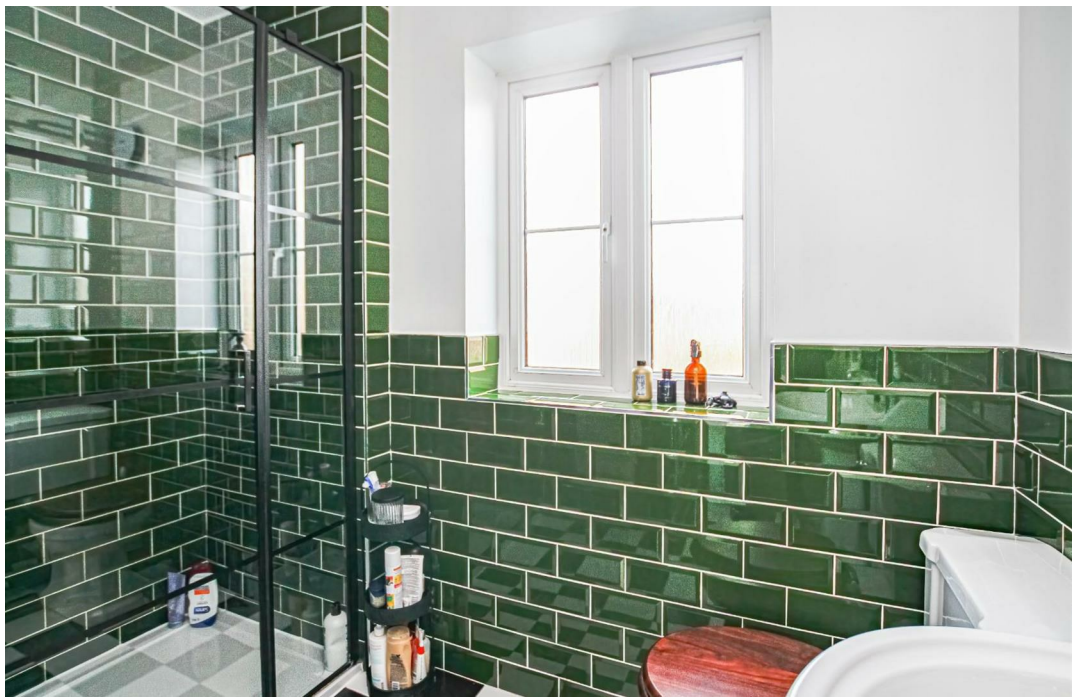
This property boasts four generously sized double bedrooms, ensuring ample space for family members or guests. The master bedroom features an en-suite. In addition, the home includes a separate shower room and family bathroom, plus a convenient downstairs cloakroom, all being refurbished recently.

Outside, the landscaped southerly facing rear garden presents a delightful outdoor space, perfect for enjoying sunny days or hosting barbecues. The property also benefits from driveway parking, along with a garage, offering additional storage and convenience.

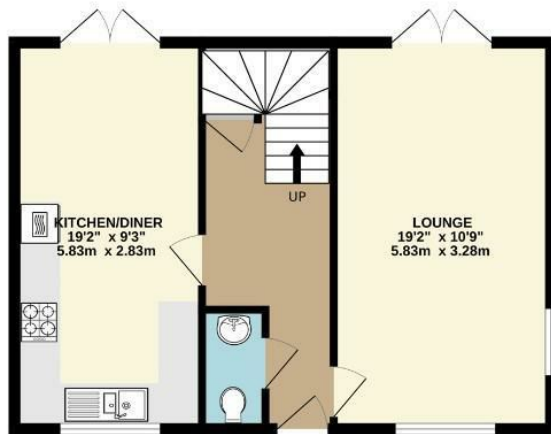
Pitstone lies at the foot of the Chiltern Hills in an area of outstanding natural beauty including Pitstone Windmill and Ivinghoe Beacon, and is surrounded by Green Belt Countryside coupled with excellent road and rail links to London and Birmingham.







GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



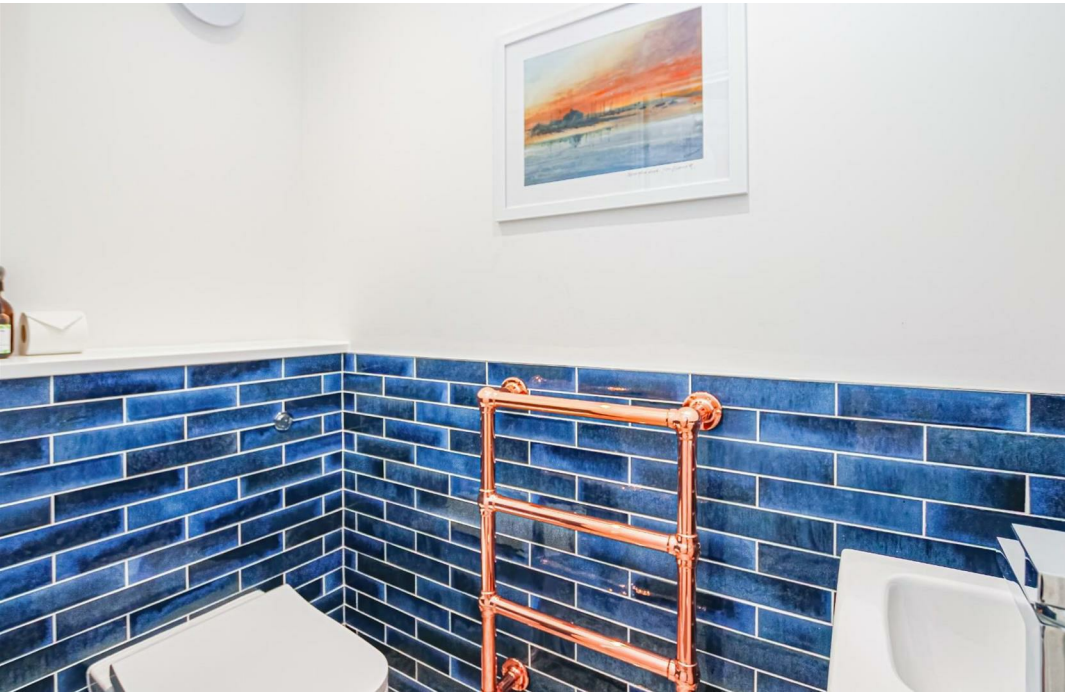
2ND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.

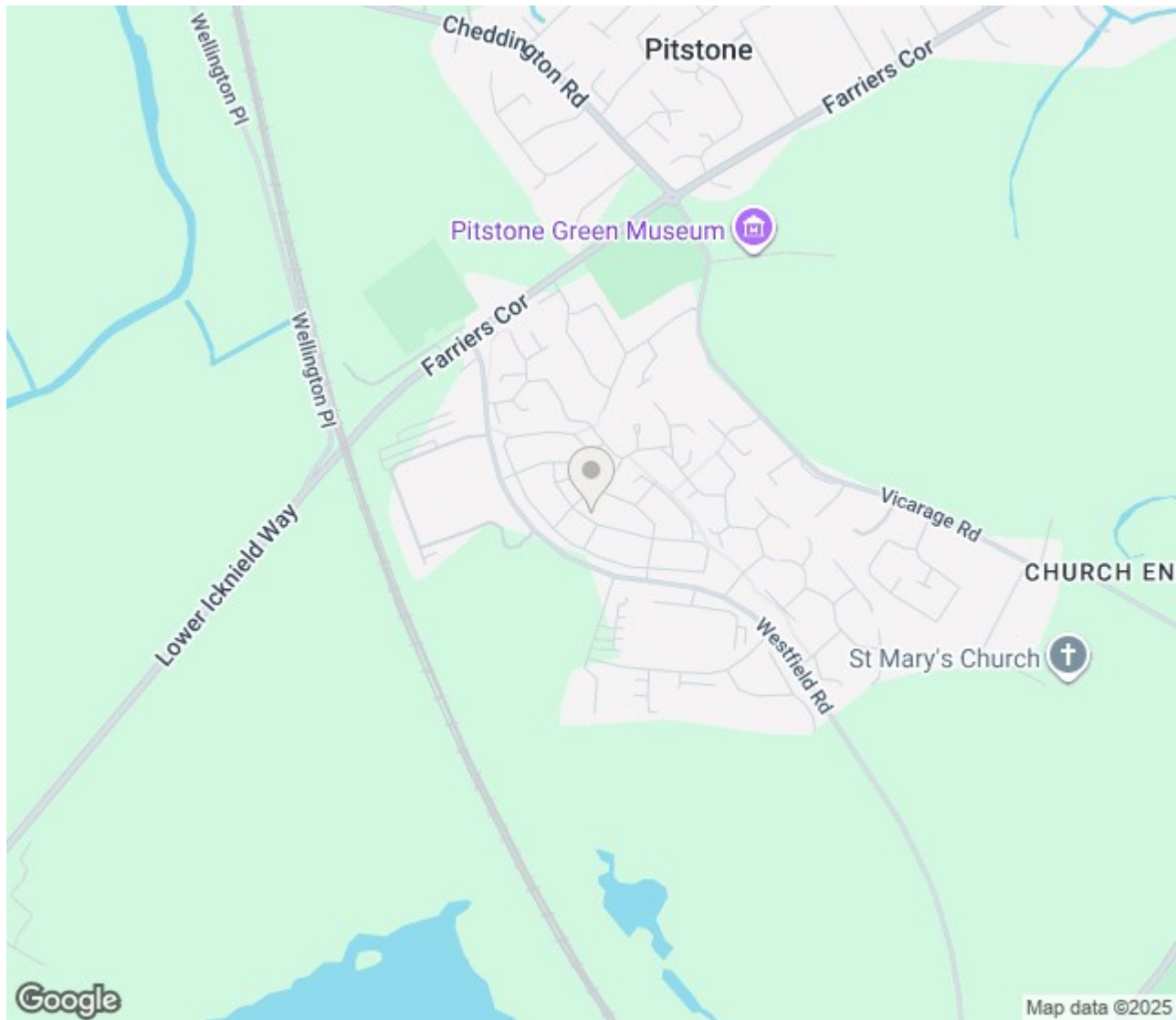


TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.

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>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</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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