

HUNTERS®

HERE TO GET *you* THERE



Yardley Avenue

Pitstone, LU7 9BD

Offers In Excess Of £375,000



79 Yardley Avenue

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- THREE BEDROOMS
- STYLISH PROPERTY
- INTERACTIVE VIRTUAL TOUR
- OPEN PLAN LIVING
- AMPLE OFF ROAD PARKING
- VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- FEATURE FIRE PLACE

Hunters are pleased to market this stylish three bedroom end of terrace family home located in the sought after village of Pitstone.

In brief this well-presented property comprises; entrance hall, open plan lounge kitchen, three bedrooms and a family bathroom. Outside is an enclosed rear garden and ample driveway parking.

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 from Tring mainline railway station, approx. 4 miles with direct route into Euston, and the M1 and M25 motorways.

There are excellent choices for schooling with highly regarded state and private schools such as Tring Park School for the Performing Arts and Berkhamsted School and the property is in the catchment area for Aylesbury Grammar schools.

Entrance Hall

Storage cupboard. Stair to first floor landing. Engineered wood effect flooring.

Sitting Room

Double glazed window to front aspect. Tiled flooring with under floor heating. Feature fire place.

Kitchen/Diner

Bi-folding doors. Two skylights. A range of floor and wall mounted units with a worktop over with matching island. 1 ½ bowl stainless steel sink. Integrated dish washer, wine cooler and microwave. Five ring gas range cooker with extractor over. Plumbing for a washing machine. Space for fridge-freezer. Tiled flooring with underfloor heating.

First Floor Landing

Engineered wood effect flooring. Airing cupboard and loft access.

Bedroom One

Double glazed window to rear aspect. Engineered wood effect flooring and radiator. Storage cupboard.

Bedroom Two

Double glazed window to front aspect. Engineered wood effect flooring and radiator.

Bedroom Three

Double glazed window to front aspect. Engineered wood effect flooring and radiator. Over stairs storage cupboard.

Bathroom

Double glazed window to rear aspect. Three piece suite consisting of a bathtub with mixer taps, W/C and wash hand basin. Tiled flooring with underfloor heating. Extractor fan.

Front

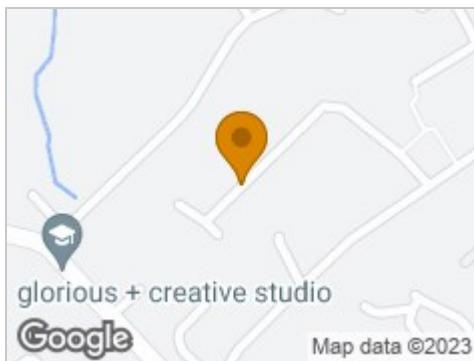
Ample driveway parking. Hedge border and lawn. Side gated access.

Rear

Enclosed paved rear garden. Gated access to front garden. Electric points and water tap.



Road Map



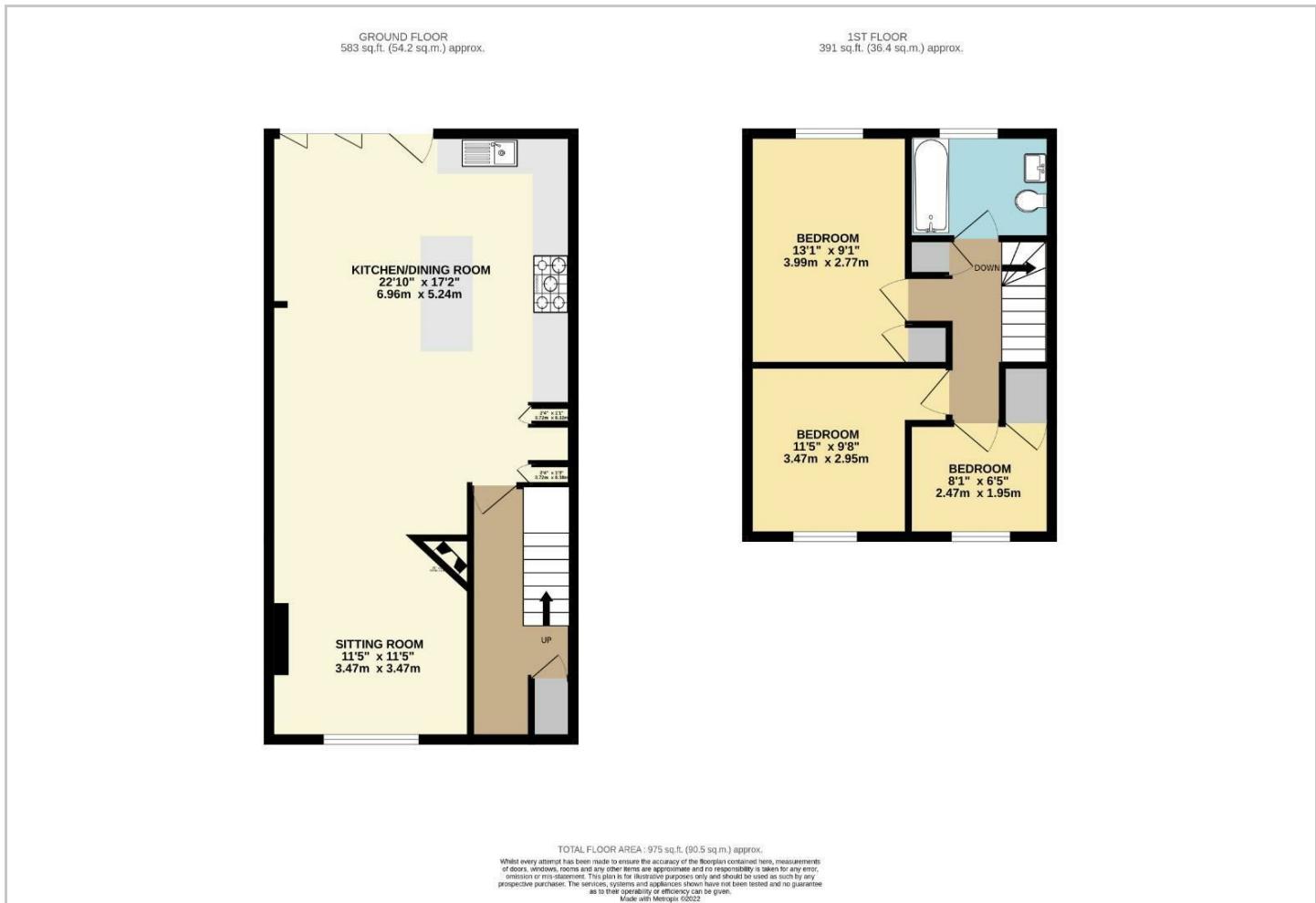
Hybrid Map



Terrain Map



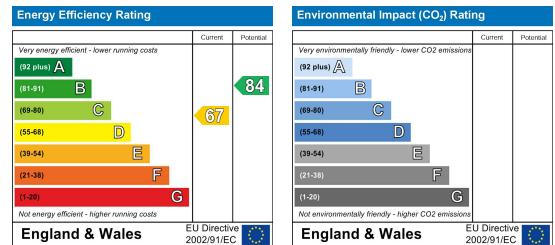
Floor Plan



Viewing

Please contact our Hunters Tring & Surrounding Villages Office on 01442 500252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.