



Durham Road, Pitstone Leighton Buzzard LU7 9JZ



Durham Road is a popular street on the highly regarded Castlemead development in Pitstone and is ideal for families and commuters alike, with countryside walks on your doorstep, and a school, shop, village hall, doctors surgery and Tring train station all within a mile and a half or so. Inside, the house is light and airy throughout with a modern feel having been very well maintained by the current owners. The ground floor accommodation is well laid out with a living room at the front which is spacious yet cosy, and a fitted kitchen with a breakfast bar and adjoining utility room leading to a w/c. The kitchen opens to a modern conservatory dining room which is perfect for entertaining family and guests. Moving upstairs you'll find three very good size double bedrooms and a well-appointed family bathroom room. The principal bedroom has twin built in wardrobes and en-suite.

The rear garden is southerly facing, making the most of the afternoon and evening sunshine. There is a large patio for summer barbeques and a well maintained lawn and pretty flower beds. There is a door into the garage which has power and light (would make an excellent gym maybe?) and a gate at the side leads out to the driveway.

Location

Pitstone is a highly regarded Buckingham 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 and Watford are all within easy striking distances. Buckinghamshire operates the Grammar School system with the highly acclaimed Aylesbury Boys Grammar School and Girls High School. Excellent private schools are close by including the Tring Park School for the Performing Arts in Tring, and the Berkhamsted Collegiate in Berkhamsted. For the commuter the nearest mainline stations can be found at Cheddington or Tring (London Euston approx 40 mins) with the M1, M25 accessed by the nearby A41.





welcome to Durham Road, Pitstone Leighton Buzzard

- Three double bedroom semi-detached house
- Beautifully presented throughout
- Gas central heating & double glazing
- Covered driveway and garage
- Fitted kitchen/breakfast room with utility room

Tenure: Freehold EPC Rating: C

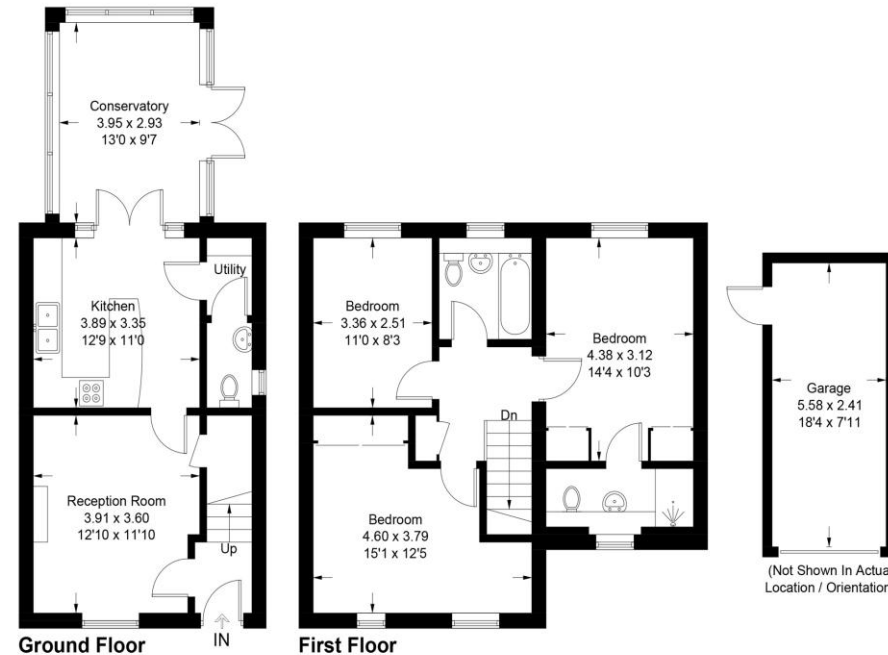
Council Tax Band: D

£485,000

A modern, three double bedroom home in this popular Buckinghamshire village, close to countryside, is beautifully presented throughout and falls within the catchment for the highly sought after Grammar schools in Aylesbury.

Durham Road

Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 114.4 sq m / 1231 sq ft



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. (ID1139053)

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Property Reference:
TRG107713 - 0003

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