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OFFERS IN EXCESS OF £385,000

Pitstone



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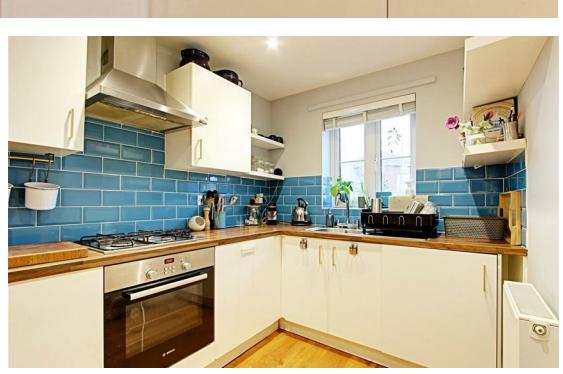
Pitstone

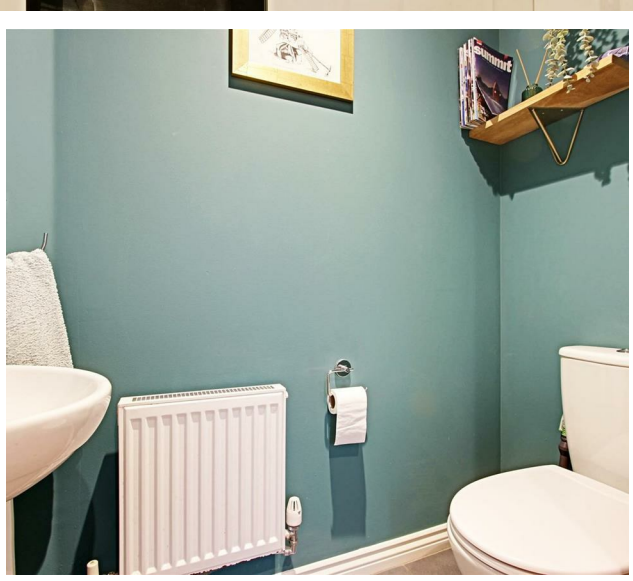
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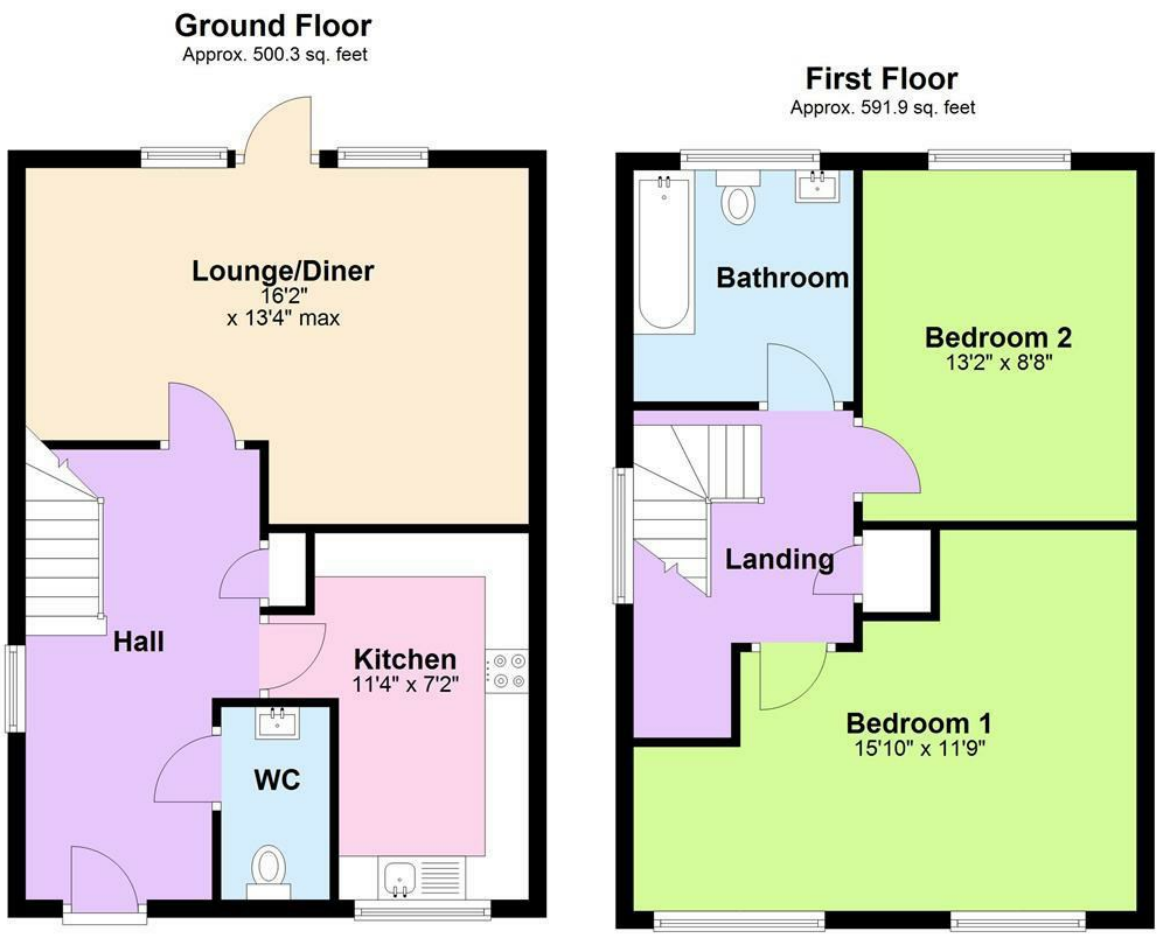
A delightful end of terrace property which benefits from a set back, traffic free position with views over green space to the front. Fitted kitchen, lovely lounge/dining opening to the garden, two large double bedrooms and family bathroom. Allocated parking directly to the side and south facing garden.







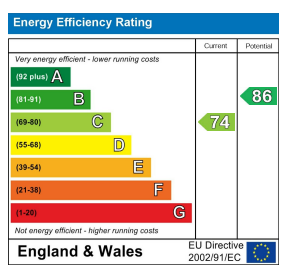
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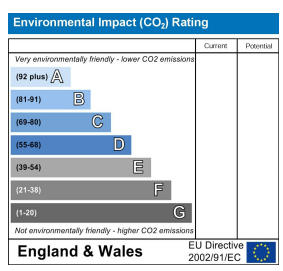


Total area: approx. 1092.2 sq. feet

All measurements are approximate.
Plan produced using PlanUp.





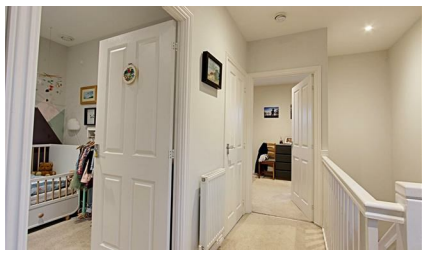


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A good size property which offers scope to extend to the side, into the attic and to the rear STNP.





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Ground Floor
A spacious ground floor entrance hall has stairs rising to the first floor and a door to a useful cloakroom which has been fitted with a white two piece suite comprising low level wc and wash basin. On to a spacious kitchen space which has been fitted with a comprehensive range of base and eye level units with several under counter drawers. There is a stainless steel wash basin under the window which overlooks the front and feature vintage style tiling to all splash sensitive areas. The lounge/diner has a glass paned door opening to the rear garden with large windows to either side allowing natural light to flood this main reception space.

First Floor
The spacious first floor landing has a hatch to the attic space which has excellent scope for conversion (STNP). Doors open to all first floor accommodation to include the main bedroom at the front of the property which boasts two windows with lovely views. The second bedroom is also of superb double proportions and overlooks the rear garden. The family bathroom has been fitted with a luxuriously appointed white three piece suite comprising low level wc, wash basin and panelled bath with shower screen and independently operated wall mounted shower unit over. A useful storage cupboard opens on the landing.

Outside
A pathway to the front of the property leads to the front door while there is a good size garden space directly to the side of the property which could offer scope to extended into STNP. There is allocated parking with a fitted EV charge point, and visitor parking spaces directly to the side of the house, The rear garden which boasts a Southerly facing aspect is mainly laid to lawn with a flagstone patio area directly to the back of the house while being enclosed by a range of fencing and a retaining brick wall bordered by a mature laurel hedge. The property has recently been fitted with a superfast internet connection returning up to 900 MBPS.

Location
Castlemead is a popular village location which provides a local junior school, a village pub and very well supported social clubs. There are local shopping facilities in nearby villages for instance Marks & Spencer in Tring and Waitroise in Berkhamsted, along with the comprehensive services provided by Tring & Berkhamsted, which are only a short distance away and have an excellent range of facilities, including junior and secondary schooling and private educational facilities and the benefit of the Grammar Schools of Aylesbury.

Tring mainline station (only 2 miles away) provides good commuter services to London (Euston) and the North. Further amenities are provided by Tring and Berkhamsted, and there are a number of country clubs and golf courses in the near vicinity, along with the world famous Champneys Health Resort, with walking and rambling well catered for at the nearby Tring Reservoirs and the Grand Union Canal.

Agents Information For Buyers
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:
1. Copy of your mortgage agreement in principle.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.
Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.







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