



Castles

POULTONS MEADOW
Pitstone, LU7 9TE

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Asking
Price of
£450,000
(Freehold)

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NO UPPER CHAIN! Built in 2021 on the Ravensmoor development, Poultons Meadow in Pitstone is located in the sought-after Aylesbury Grammar School catchment area and benefits from easy access to local schooling in the village and other amenities.



This charming property offers a great blend of village life yet still in close proximity to Tring station servicing London Euston. As you step into this well-designed home, you are greeted by a thoughtful layout that enhances both functionality and comfort. The stylish kitchen/diner positioned at the front of the house offers views of Pitstone green. The kitchen boasts integrated appliances and ample space for a table. Completing the ground floor is a convenient downstairs WC. Upstairs the master bedroom, complete with fitted wardrobes and an en-suite shower room and benefits from views over the rear garden. Bedroom 2 which is positioned at the front of the house overlooks the picturesque Pitstone Green and showcases stunning countryside views beyond. Lastly, bedroom 3 currently being utilized as an office, provides flexibility, each bedroom offers a mixture of plug and USB points. The family bathroom features a bath and an overhead shower, complemented by a heated towel rail. The property offers block paved driveway parking directly to the front of the property along with the fore mentioned rear parking.

Specifications

- 3 bedrooms
- Built in 2021
- No upper chain
- Views on Pitstone Green
- Highly sought after
- Aylesbury Grammar school catchment
- Kitchen diner
- Generous lounge
- Resident Parking



Double glass doors open onto the low maintenance garden, complete with a shed and a gate offering rear access to additional parking at the rear.



Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

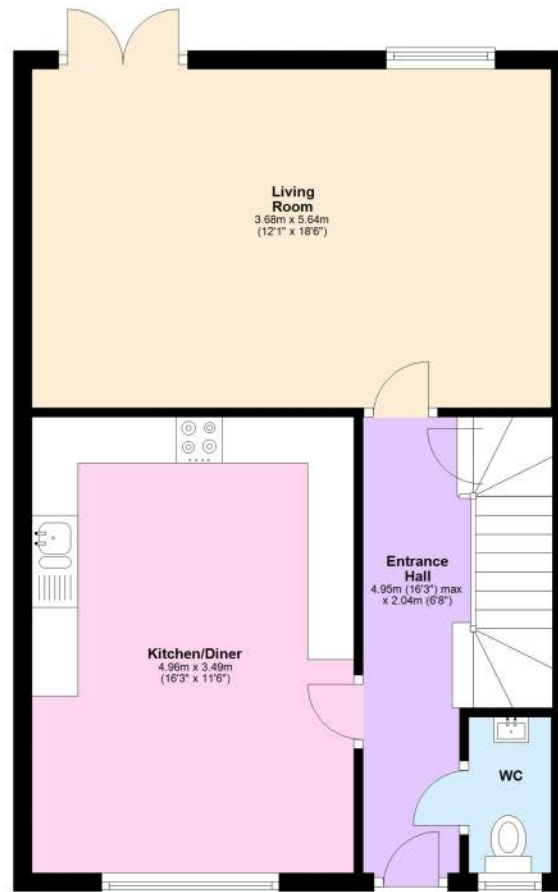
Tenure: Freehold

Council Tax Band: D

EPC Rating: B

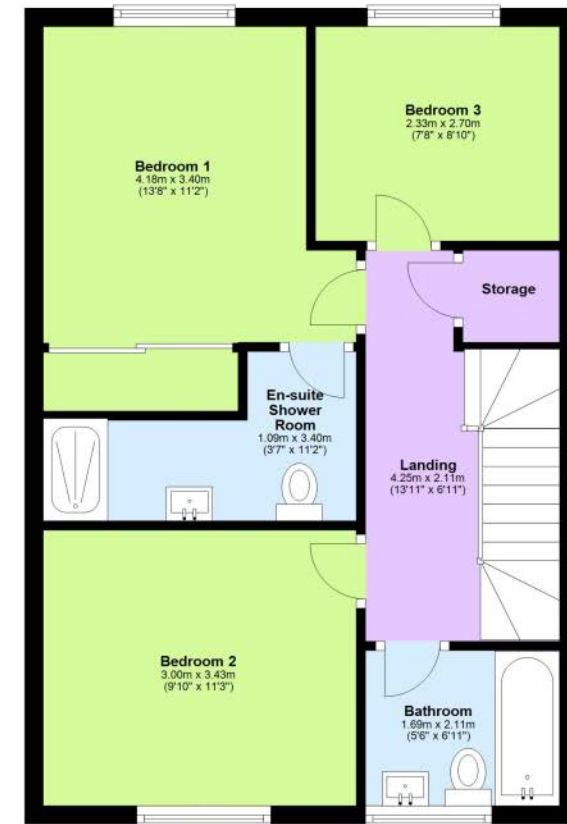
Ground Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 96.7 sq. metres (1041.2 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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