



Icknield Gardens, Pitstone Leighton Buzzard LU7 9TG



Step through the front door and be greeted by a bright, welcoming entrance hall, complete with a convenient guest cloakroom. The fully fitted kitchen is a true highlight well appointed with a number of appliances. There is ample space for a dining table, making it ideal for entertaining family and friends. To the rear, the spacious lounge enjoys plenty of natural light and opens directly onto a generous and secluded garden via elegant French doors. This private outdoor space is perfect for al fresco dining or relaxing, with well-placed trees enhancing privacy and offering an inviting backdrop.

Upstairs, both bedrooms are genuine doubles, each filled with light and thoughtfully designed. The principal bedroom features fitted wardrobes and a stylish en-suite shower room, while the second bedroom is complemented by a sleek, contemporary family bathroom. A spacious landing and double airing cupboard offer additional practicality. Parking is a breeze, with two allocated spaces-one immediately outside the front door and the other conveniently positioned opposite.

Location

The location further distinguishes this property. Ravensmoor offers a serene setting just moments from the idyllic landscape of Pitstone. With its peaceful atmosphere and wealth of cycling and walking routes, you are moments from the rolling Chiltern Hills and the iconic Pitstone Windmill. Everyday amenities are close at hand in Ivinghoe and the neighbouring towns of Tring, Aylesbury, and Leighton Buzzard-all just a short drive away. For commuters, the connectivity is superb, Tring and Cheddington train stations provide swift links to London Euston and beyond, while the nearby M1 and A41 offer straightforward routes to the city and further afield. Luton and Heathrow airports are both within easy reach, ensuring international travel is simple. This highly energy-efficient home boasts a B energy rating, promising comfort and lower utility costs for the future. Ravensmoor residents also enjoy a well-kept neighbourhood, with external maintenance covered by a modest service charge. Immaculately presented and ready to move straight into, this property is a wonderful opportunity for modern village living with excellent connections. Arrange your viewing today and experience the charm of this exceptional home first-hand.

Agents Notes

Service charge is approximately £200, paid twice a year

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to Icknield Gardens, Pitstone Leighton Buzzard

- Two double bedrooms
- Village location
- Two allocated parking spaces
- Immaculately presented
- Family bathroom plus en-suite shower room

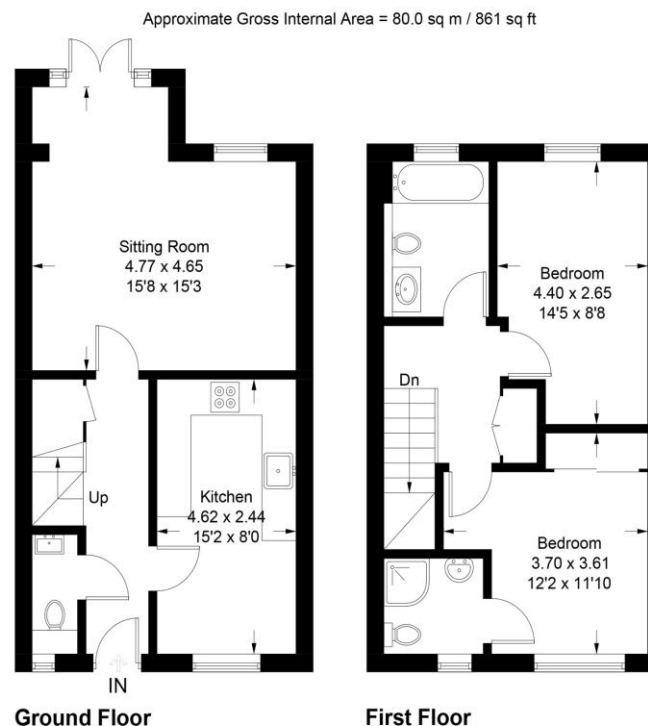
Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

£400,000

Presenting this immaculately maintained two double-bedroom terraced house, perfectly positioned within the sought-after Ravensmoor development in the picturesque village of Pitstone. Built approximately five years ago, this contemporary home combines modern comforts with a tranquil village lifestyle



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. (ID1328601)

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Property Reference:
TRG109116 - 0003

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