



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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# Albion Road, Pitstone, Buckinghamshire

Offers Over £625,000

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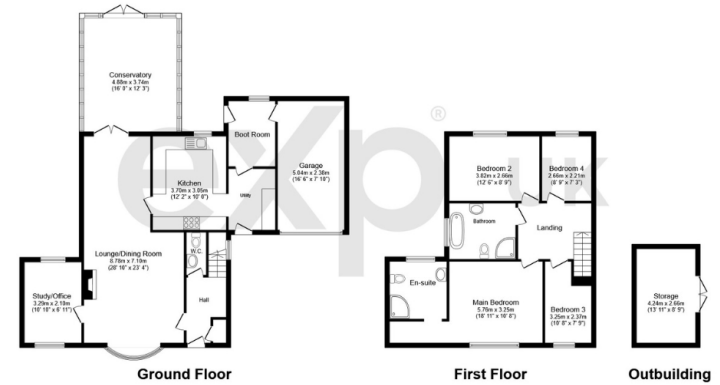


- Detached family home
- Two bathrooms
- Backs onto countryside
- Wood burner
- Far reaching views
- Four bedrooms
- Garage
- Three reception rooms
- Cul-de-sac location
- Watch the video tour





A spacious detached family home with far reaching countryside views in picturesque Pitstone.



Total floor area 162.3 sq.m (1747 sqft) approx.  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy performance certificate (EPC)**

56, Milton Road Pitstone LE21 3TH BUZZARD LUTWARY	Energy rating <b>C</b>	Valid until: 18 September 2025 Certificate number: 9068-3098-7211-6378-2960
Property type	Detached house	
Total floor area	121 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60