





**Guide Price**  
**£850,000**

Situated in a quiet cul-de-sac location in the sought after village of Marsworth this beautifully presented four double bedroom detached family home has been tastefully extended and stands on a tremendous sized south westerly facing plot with wonderful views over the adjoining paddocks, Grand Union Canal, Reservoirs and Chiltern Hills beyond. The property offers extremely flexible accommodation throughout including an open plan kitchen/breakfast room, sitting room and separate dining room, study/bedroom five with en suite shower room, main bedroom with en suite bathroom, utility room and downstairs cloakroom, further benefits include a garage and driveway parking.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, doors to WC, kitchen, dining room and utility, radiator, storage cupboard.

## **CLOAKROOM**

Low level WC, wash hand basin.

## **LOUNGE**

Two double glazed Velux windows to side aspect, double glazed double doors to rear. Two radiators, door to study, wood-burning stove.

## **DINING ROOM**

Two double glazed windows to side aspect. Feature fireplace, radiator, door to kitchen.

## **STUDY/BEDROOM FIVE**

Double glazed window to rear aspect, double glazed door to side. Radiator, doors to shower room and garage.

## **SHOWER ROOM**

Tiled shower cubicle with power shower, heated towel rail.

## **KITCHEN**

Two double glazed windows to front aspect, double glazed door to side. Re-fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink unit with mixer tap over, space for range cooker with extractor fan over, space for fridge freezer, integrated dishwasher, island with breakfast bar, integrated wine fridge, radiator, under stairs storage cupboard, door to dining room.

## **UTILITY ROOM**

Floor standing units with work surface over, plumbing for washing machine, single drainer stainless steel sink with mixer tap, space for tumble dryer, radiator.

## **LANDING**

Double glazed window to side aspect. Access to loft space, airing cupboard housing lagged water cylinder.

## **BEDROOM ONE**

Double glazed double doors to rear/Juliet balcony. Built-in wardrobes, radiator.

## **EN-SUITE**

Double glazed frosted window to side aspect. Low level WC, ball and claw bath, pedestal wash hand basin, radiator.

## **BEDROOM TWO**

Double glazed window to side aspect. Built-in wardrobes, radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Built-in wardrobe, radiator.

## **BEDROOM FOUR**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to side aspect. Wash hand basin, heated towel rail, low level WC, walk-in shower cubicle with rainfall power shower.

## **OUTSIDE**

## **GARAGE**

Garage with metal up and over door, power and lighting, floor-standing oil boiler.

## **FRONT GARDEN**

Block paved driveway proving parking for two cars, flower and shrub beds.

## **REAR GARDEN**

A wonderful south westerly facing garden which is mainly laid to lawn with a porcelain tiled patio area, flower and shrub beds and a range of mature hedges which provide a high degree of privacy. There is a further enclosed vegetable garden with two timber storage sheds, Greenhouse, water feature, gated side access.



## Lukes Lea



Approximate Total Area  
2057 sq ft / 191.1 sq m  
(Including Garage)

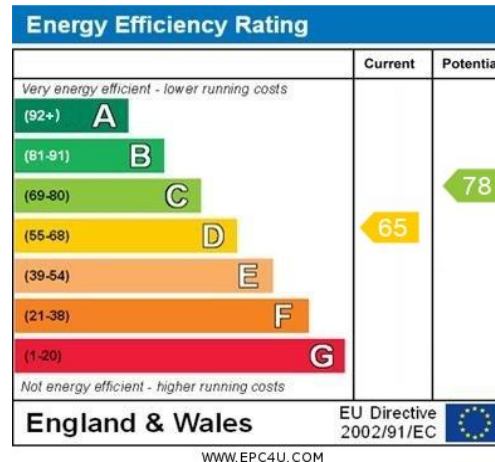
This plan is for layout guidance only.  
Not drawn to scale unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions,  
shapes and compass bearings before  
making any decisions reliant upon them. (ID114877)



First Floor



Ground Floor



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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