



13 Lukes Lea,  
Marsworth, Tring, Buckinghamshire HP23 4NH





## Village life and versatile living.

Nestled in the heart of this sought-after Buckinghamshire village and positioned in an attractive cul-de-sac, this extended three-bedroom semi-detached home offers a flexible and thoughtful layout for modern family living.

Upon entering through the hallway, a cosy family room can be found at the front of the house, complete with a fireplace.

The centrally located kitchen is modern and sleek, with pearlescent champagne-toned cabinetry paired with a wood-effect worktop and breakfast bar. In addition, there is a separate utility room and cloakroom.

From the kitchen, the space flows into the extended sitting room, where glazed bifold doors open seamlessly to an adjacent dining room with a striking vaulted ceiling, enhancing the sense of space. Both rooms offer direct access to the rear garden, inviting light and outdoor living.

**Guide price:** £485,000  
**Tenure:** Freehold





Upstairs, the home comprises three well-proportioned bedrooms, along with a bright and airy family bathroom.

The rear garden is mature and private, framed by trees and shrubs, and offers a lawned area alongside a patio space, perfect for outdoor relaxation.

To the front, a gravel driveway provides ample off-road parking, completing this stylish and versatile family home.

Prospective purchasers with school-age children may wish to note that the village of Marsworth boasts a small infant school, and the property is located within the Aylesbury grammar schools catchment area.



## Location

The pretty village of Marsworth offers the best of both worlds; offering quintessential village life, yet only around 2 miles from the facilities of nearby Tring.

All Saints Church, dating back to the 12th Century, is centrally located in the village, along with the Red Lion, one of the village's two pubs, and which itself dates back to the 17th Century. The beautiful countryside that surrounds the village is ideal for walking, and includes miles of tucked-away footpaths, the Grand Union Canal, and the Tring reservoirs.

Nearby communication links are excellent, including the A41 at Tring, which provides a dual carriageway link direct to the M25 (J20). Tring also has its own mainline train station, with regular and direct service to London Euston in approximately 35 mins.

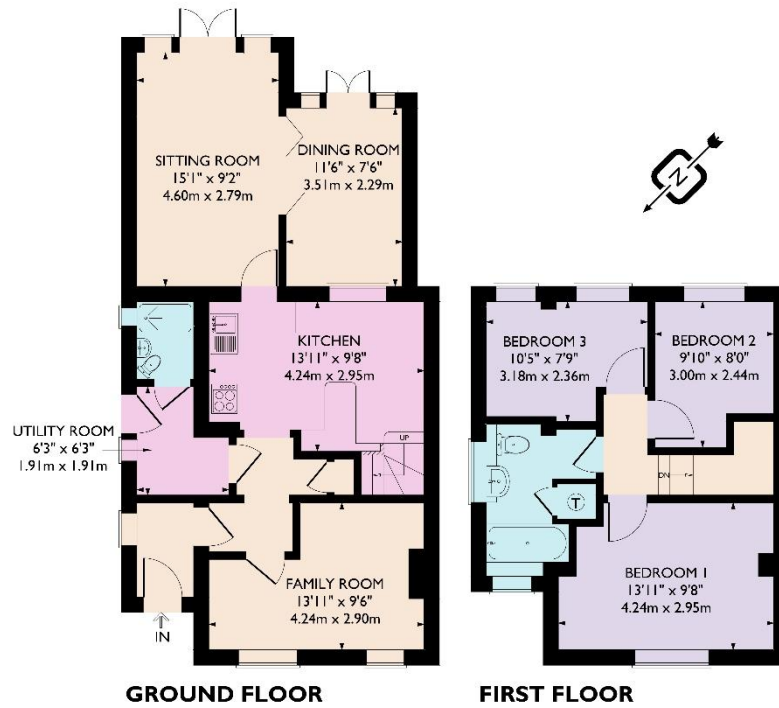


## Every home tells a story

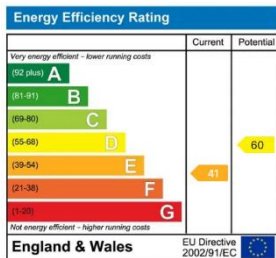
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APPROXIMATE GROSS INTERNAL AREA = 1046 SQ FT / 97 SQ M



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



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