



Lukes Lea

Marsworth, Buckinghamshire, HP23 4NH



Lovely village semi with scope to extend.

Located in the heart of this coveted Buckinghamshire village, this two bedroom semi-detached house offers an ideal balance of comfort and potential. With generous proportions and the possibility to extend, it promises an ideal canvas for future aspirations.

Inside, the hallway leads to a sitting room at the front, where a cosy fireplace creates the perfect focal point. At the rear, the kitchen/dining room extends out to the garden through French doors, offering a seamless indoor-outdoor flow. The kitchen is well-appointed with a tasteful selection of wall and base units, while the dining area affords ample space to gather. For those with an eye to the future, the property boasts excellent potential to extend at the rear, allowing for the creation of further living space if desired (subject to obtaining the necessary planning consent).

Upstairs, two good size bedrooms await, complemented by a bright and airy family bathroom.

Outside, the rear garden feels like a private sanctuary, enclosed by mature trees and shrubs. A lush lawn is accompanied by a delightful patio area.

Guide price: £375,000
Tenure: Freehold



A lush lawn is accompanied by a delightful patio area. To the side, a driveway provides ample parking, ensuring convenience and ease.

For families, Marsworth offers the benefit of a small, local primary school, and the property also falls within the catchment area for Aylesbury's sought-after grammar schools..



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 .

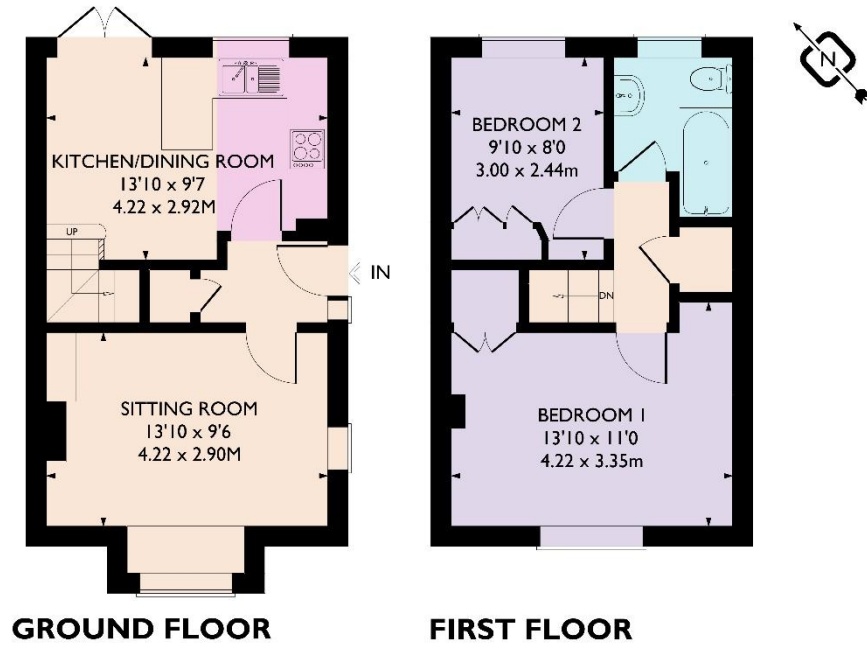
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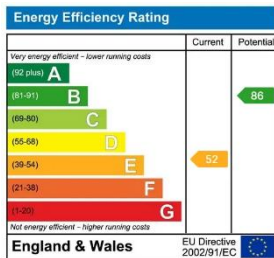


APPROXIMATE GROSS INTERNAL AREA = 650 SQ FT / 60 SQ M



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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.



Council Tax Band: C

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