

Vicarage Road, Marsworth Tring HP23 4LT

brown & merry





The bungalow is accessed via a central entrance hall, leading into both spacious bedrooms, a generous sitting room, kitchen, and shower room. The expansive sitting room features a charming bay window and opens through to the dining area, with sliding doors leading to a delightful conservatory - perfect for enjoying views of the garden. The kitchen is fitted with a range of wall and base units and includes integrated appliances, while the shower room completes the accommodation.

A standout feature of this home is the impressive rear garden, extending over 100ft in depth. Mature trees, established shrubs, and hedge borders offer privacy and a wealth of potential for those with a passion for gardening. The sizeable front garden is adorned with mature planting and hedging and features a side driveway providing ample off-road parking, leading to a carport/lean-to and a detached garage.

This is an unmissable opportunity to restore and potentially enlarge a bungalow in one of Marsworth's most coveted locations. Early viewing is highly recommended to appreciate the setting and vision this property offers. Arrange your visit today to explore the possibilities.

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.

Location
Marsworth itself is renowned for its tranquil village atmosphere and beautiful countryside setting. Just a stroll away are the scenic Marsworth Reservoirs and the Grand Union Canal, which offer endless opportunities for waterside walks, wildlife watching, and outdoor activities - the walk into neighbouring Tring is particularly enchanting as it meanders past several picturesque reservoirs. Nearby, the award-winning Red Lion gastro pub and the charming Anglers Retreat offer convivial settings for dining and socialising, with the village hall and Canalside tea rooms adding to the community spirit.

For everyday amenities, Tring is a short drive away, providing a range of shops, restaurants, and services, along with a regular bus service for easy local transport links. Commuters are well-catered for, with the A41 offering swift access to the M25 and major airports, while Tring station provides fast and direct rail connections to London Euston in under 40 minutes.

Agents Note
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.











welcome to

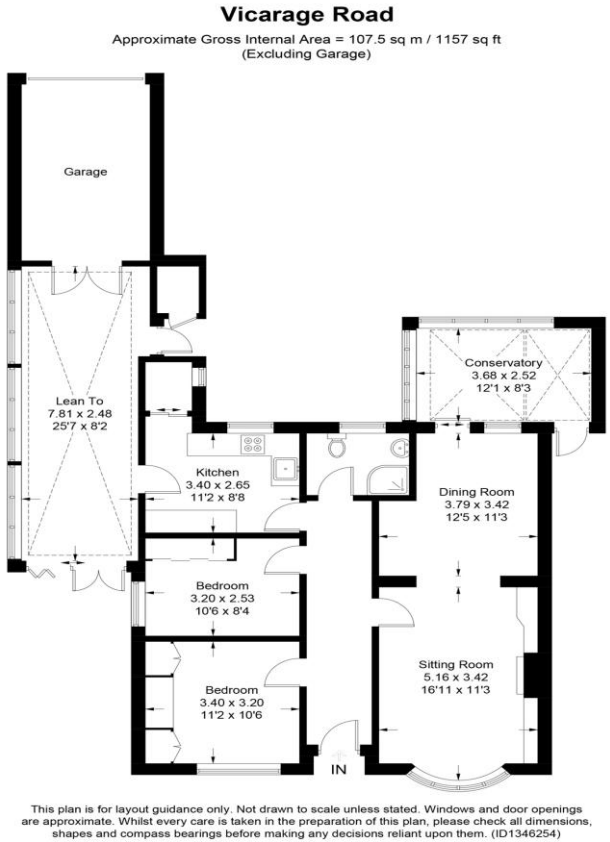
Vicarage Road, Marsworth Tring

- Detached Bungalow
- Two Bedrooms
- Potential to Extend (stpp)
- Driveway & Garage
- Impressive Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£600,000

Situated on the highly sought-after Vicarage Road in the picturesque village of Marsworth, this rarely available two-bedroom detached double-fronted bungalow is coming to market for the first time since 1962.



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The Property Ombudsman

Property Reference:
TRG107683 - 0002

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