



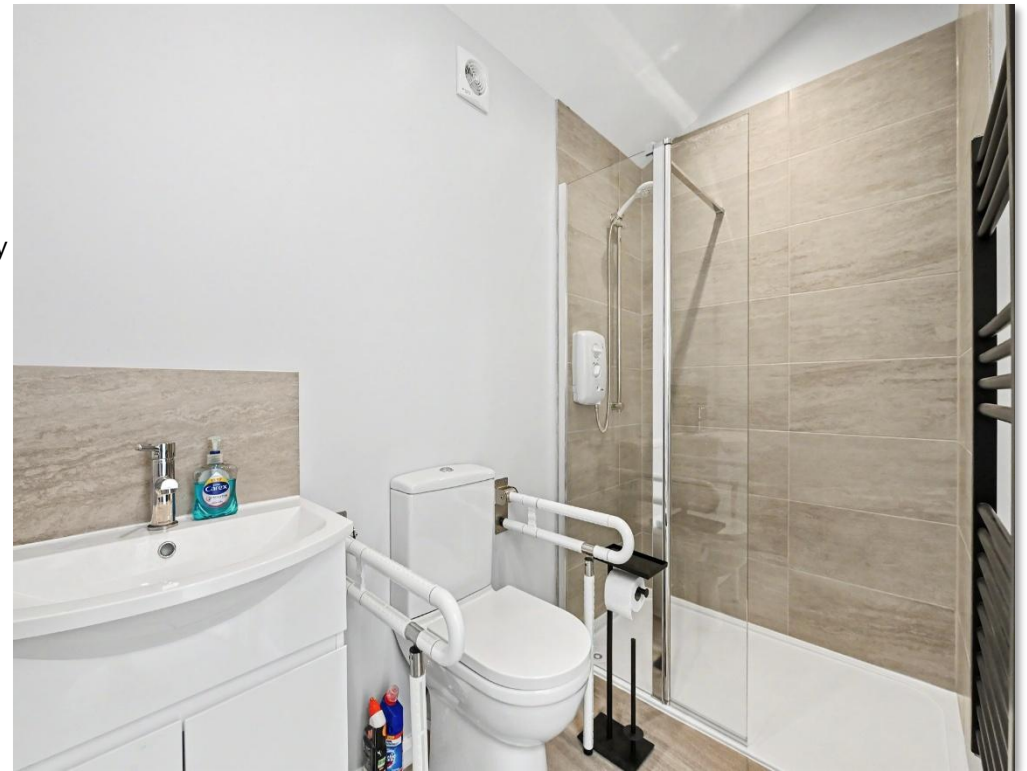
Lukes Lea Marsworth Tring HP23 4NH

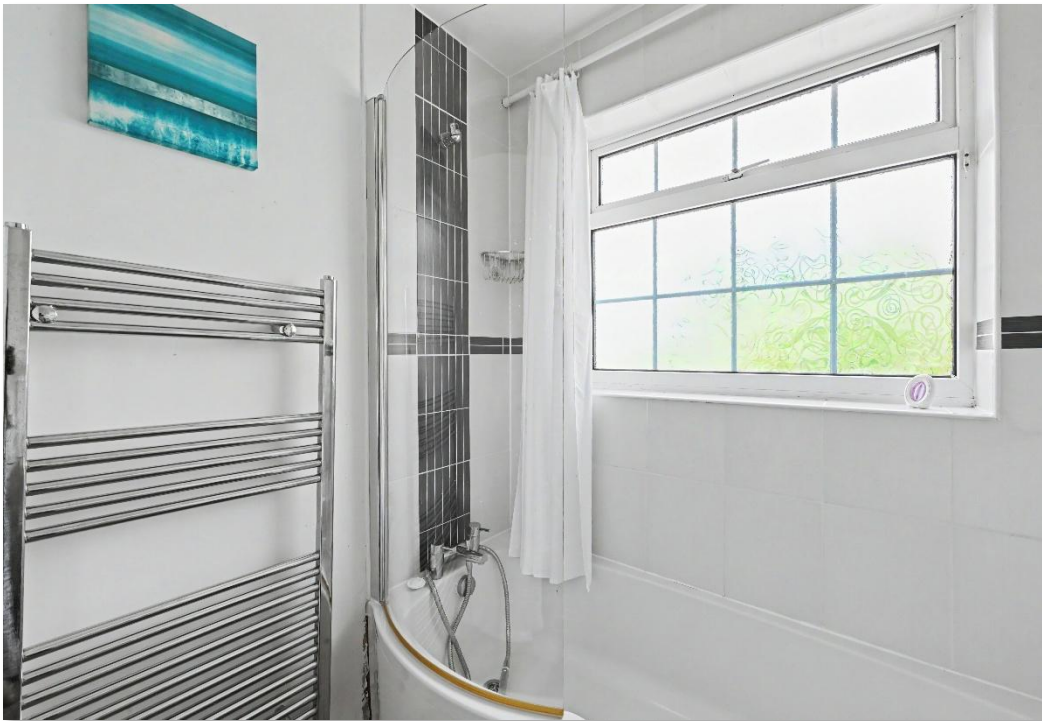


An extended two bedroom semi-detached property, situated in a quite location within the village of Marsworth with NO ONWARD CHAIN

This property offers wonderful and generous accommodation. The bright living room enjoys double aspect windows, flooding the room with natural light. The kitchen has recently been re-fitted incorporating a selection of wall mounted and base units with integrated appliances. The dining room is equally spacious and bright with views of the garden and leads to both the downstairs shower room and utility room. On the first floor there are two bedroom and the family bathroom. The principal bedroom benefits from fitted wardrobes. The private rear garden is mainly laid with slate chipping with mature borders; the patio area is directly adjacent to the rear of the property which is perfect for entertaining friend or family or simply for relaxing. The front garden is laid to lawn with beautifully stocked borders; the driveway leads to the carport providing parking for several cars.

This property is in the village of Marsworth, just a couple of miles from Tring and surrounded by some of the areas most picturesque countryside. The property is within walking distance to the grand Union Canal and reservoirs, and just along the road from the Red Lion and The Anglers Retreat both popular village gastro pubs, There's a village hall and canal side tea rooms and Tring is only two miles away providing a selection of shops, restaurants and most day to day amenities along with a regular bus service to and from. The A41 dual carriage way can be accessed at Tring linking to the M25 (J20) providing convenient access to the London airports. Tring train station offers a fast and frequent service to London Euston (approximately 38 mins) making Marsworth a popular choice for commuters looking for a country village lifestyle.





welcome to

Lukes Lea, Marsworth, Tring

- Open plan kitchen/dining room
- Utility room
- Downstairs shower room
- Two bedrooms
- Upstairs bathroom
- Driveway & Carport
- Generous garden

Tenure: Freehold EPC Rating: TBC

Council Tax Band: C

Offers in excess of **£400,000**

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 accordingly.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

check out more properties at brownandmerry.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk

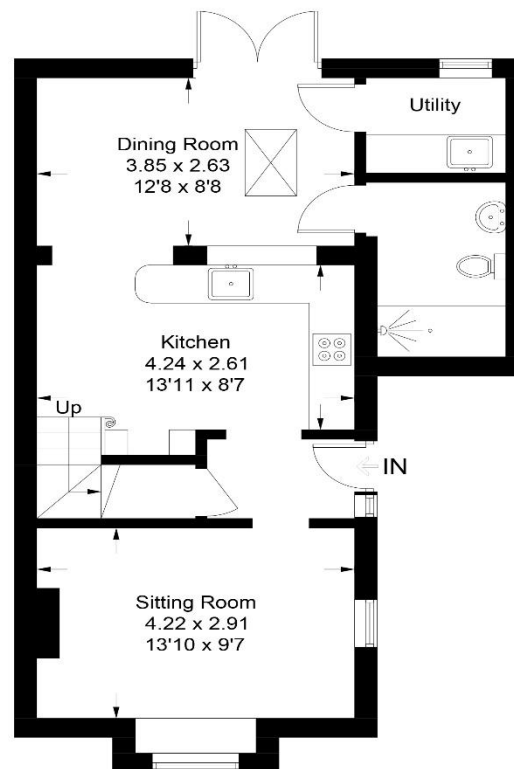


Property Reference:
TRG108885 - 0004

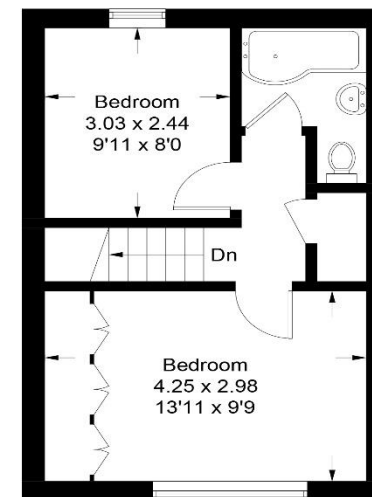
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Lukes Lea

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft



Ground Floor



First Floor

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. (ID1305479)



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk