

Lower Icknield Way, Marsworth Tring HP23 4LN

brown & merry





The accommodation comprises a welcoming lounge, separate family/dining room with a stunning brick character fireplace featuring a multi fuel log burner and kitchen, together with a particularly useful ground floor bedroom and adjoining shower room. This arrangement offers excellent flexibility for multi-generational living, dependent relatives, guests, those requiring ground floor accommodation or extra rental income. Upstairs, the property provides a further four bedrooms with fitted wardrobes and a four-piece family bathroom. Externally, the property benefits from driveway parking for several vehicles and a lovely, generous and enclosed rear garden, providing an ideal setting for outdoor entertaining and benefiting from large store shed with electric power and greenhouse. Marsworth is a charming Buckinghamshire village, renowned for its beautiful countryside, reservoirs, canal-sidewalks and welcoming village pubs. The property is conveniently positioned for Marsworth Church of England Infant School, with Aylesbury School also within reach. For commuters, there are excellent road connections via the A41, providing access towards the M25 and wider motorway network. Tring railway station is a short drive away, offering direct services into London Euston in approximately 36 minutes.



Agents Note

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.









welcome to

Lower Icknield Way, Marsworth
Tring

- Four/five bedroom semi-detached home
- IP Gas heating
- Ground floor bedroom and shower room
- Lounge and separate family/dining room
- Driveway parking for several vehicles

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

£600,000

Situated in the beautiful rural village of Marsworth, this versatile four/five-bedroom semi-detached home offers spacious and flexible accommodation, fantastic potential and some wonderful countryside views across the surrounding Chiltern Hills and reservoirs.



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. (ID1322765)

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The Property Ombudsman

Property Reference:
BKH103472 - 0004

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