



35 Vicarage Road, Marsworth, HP23 4LT

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Guide Price £650,000

- EXTENDED FOUR BEDROOM SEMI-DETACHED HOME
- APPROX 100FT WEST FACING REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOM
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- GROUND FLOOR SHOWER ROOM AND UTILITY ROOM
- DRIVEWAY PARKING AND GARAGE
- VILLAGE LOCATION
- INTERACTIVE VIRTUAL

Set within the heart of the beautiful Buckinghamshire village of Marsworth, this well-presented and extended four-bedroom semi-detached home offers spacious and flexible accommodation, ideal for modern family living. Combining character, comfort, and contemporary design, the property enjoys a peaceful village setting surrounded by open countryside and scenic walks and no onward chain.

The heart of the home is the impressive kitchen and breakfast room, fitted with integrated appliances and designed for both practicality and style. A stable door opens directly onto the rear garden, filling the space with natural light and creating a seamless flow between indoors and outdoors. A separate utility room adds everyday convenience, while the inviting dining room provides the perfect setting for family meals and entertaining. The lounge, featuring a beautiful fireplace, offers a warm and relaxing space, completing the home's welcoming atmosphere. A modern ground-floor shower room adds further versatility for family living or visiting guests.

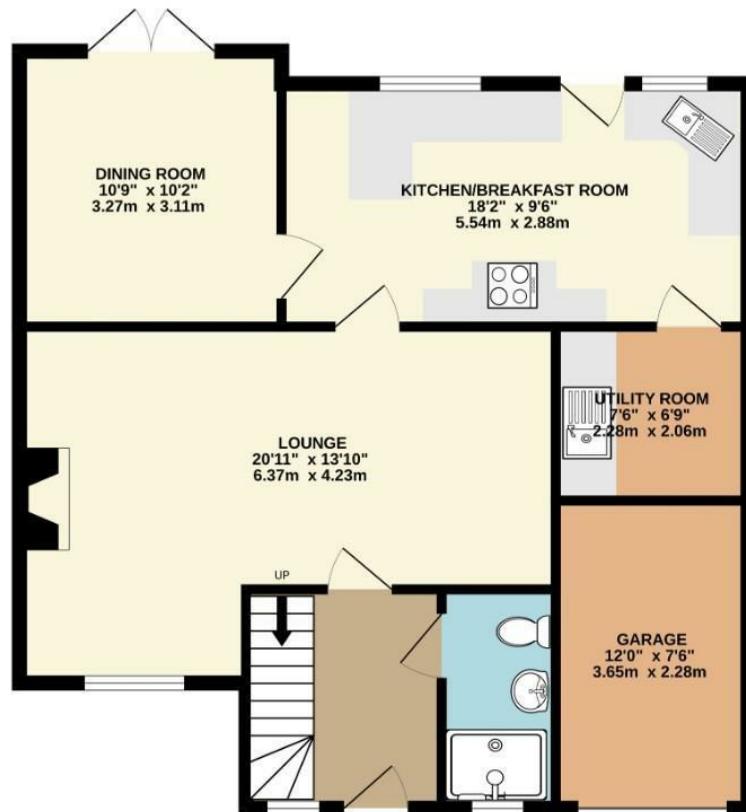
Upstairs, there are four well-proportioned bedrooms, each designed with comfort and functionality in mind. The layout is ideal for growing families or those seeking a blend of shared and private spaces.

Outside, the rear garden is a true highlight — well maintained and offering a peaceful retreat with plenty of space for outdoor dining and relaxation. To the front, the property benefits from driveway parking for several vehicles and a garage, providing both convenience and storage.

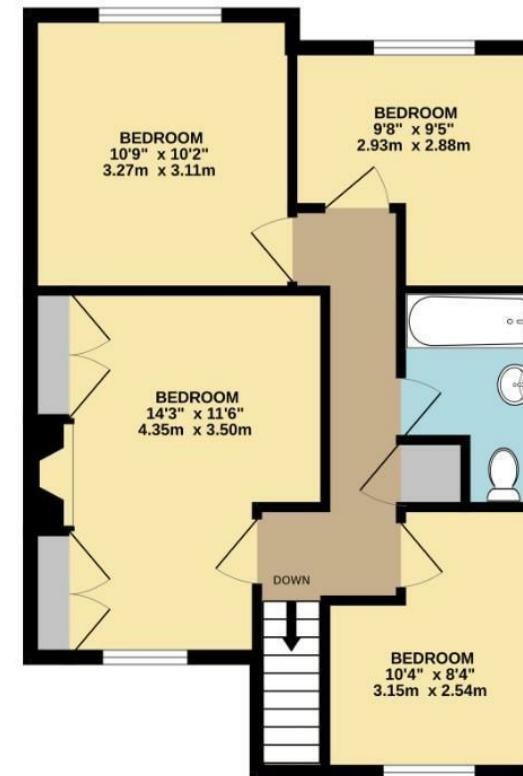
Located within a highly sought-after village, this impressive home combines the charm of rural living with easy access to nearby Tring, reputable schools, and excellent transport links.

A beautifully maintained and spacious family home offering character, versatility, and the perfect balance of village life and modern comfort.

GROUND FLOOR
764 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		











