



Miswell Lane, Tring HP23 4DD



This imposing property has some classic period features including sash windows, high ceilings with ornate coving, feature fireplaces and much more. Light and spacious rooms are a theme throughout and there is plenty of scope to extend at the rear (subject to planning etc). There is a driveway to the front providing convenient parking for two cars side by side. The entrance hall has traditional Victorian floor tiles and stained glass surrounding the front door. There are two principal reception rooms: a wonderful lounge with a wide sash bay window which floods the room with natural, high ceilings with coving, and a feature fireplace, and a dining room at the rear with feature fireplace and high ceilings with coving. There is a fitted kitchen at the rear which leads through to a useful utility/boot room area with a w/c. Beyond, is the lovely large conservatory which offers a superb view of the garden. A door from the hall leads down to the cellar providing excellent storage options. On the first floor you will find large double bedrooms and a family bathroom. On top floor is a generous landing and two more large double bedrooms.

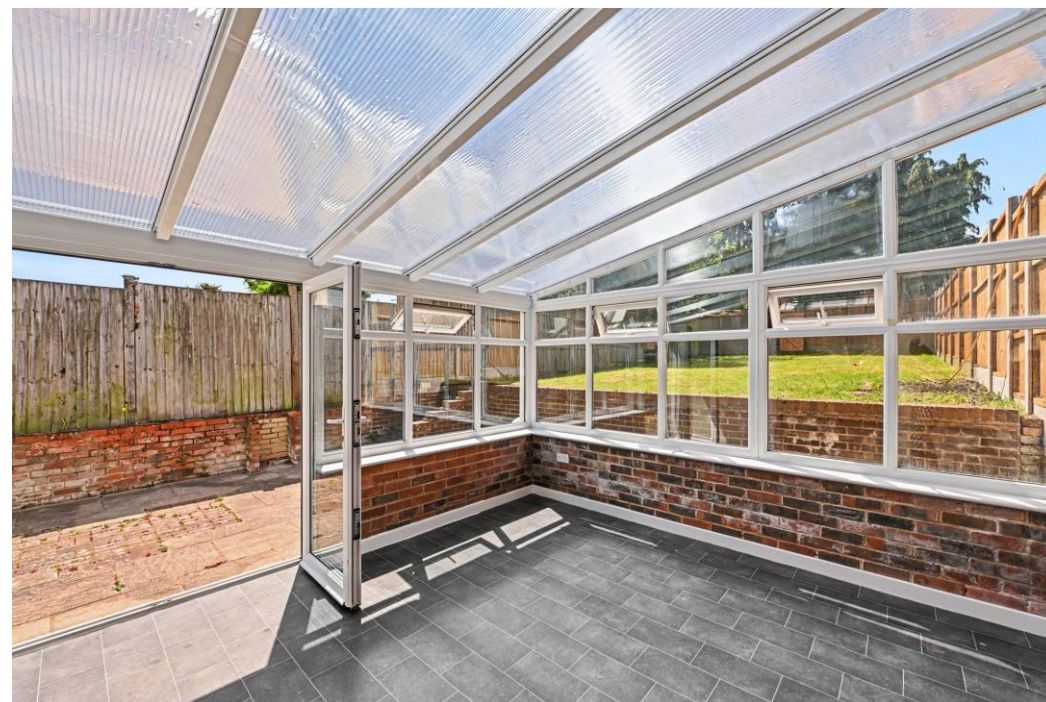
The rear garden is a really good size and enclosed with panel fencing with a wide, gated side access. Being south westerly facing, the garden gets the best of the afternoon and evening sunshine, and a large patio is the perfect place to entertain in the summer months.

Location

Miswell Lane is a very popular choice for families due to its convenient proximity to parks and countryside and with primary and infant schools a short walk away. Tring's bustling High Street is within quarter of a mile walk where independent boutique shops cafes and restaurants sit alongside well known high street brands such as M&S and Costa Coffee, with Tesco just a little further on the edge of town. The brand new Lidl store is a 10 minute walk away too. There are doctors surgeries, dentists, opticians and pharmacies and various gymnasiums/fitness centres. Tring has a variety of sports clubs including rugby, football, tennis, cricket and bowls along with Tring sports centre with indoor pool. Tring has a mainline train station which provides a frequent service to London Euston (approximately 38 mins) and the North. The A41 dual carriageway at Tring links to the M1 and M25 motorways giving easy access to the London Airports.

Agents Note

N.B A small patch of Japanese Knotweed was discovered some years ago in the rear garden and is under a professional treatment plan. Information available on request.





welcome to Miswell Lane, Tring

- Four Double Bedrooms
- Cellar
- Driveway
- Large Rear Garden
- Period Features And High Ceilings

Tenure: Freehold EPC Rating: E

Council Tax Band: F

offers in the region of

£950,000

A lovely late Victorian four double bedroom semi detached town house, with driveway parking and large secluded rear garden, just a short distance from Tring town centre, shops, schools, amenities, bus routes and glorious countryside walks. Chain free.

Miswell Lane

Approximate Gross Internal Area = 182.9 sq m / 1969 sq ft



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. (ID 1304525)

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Property Reference:
TRG108971 - 0002

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