

Miswell Lane, Tring HP23 4DR

brown & merry





This handsome Victorian semi detached home is perfectly located for access to Schools, play areas and Tring's High Street shops and restaurants. The property requires general modernisation and offers a superb opportunity for the new owners to restore this wonderful home and put their own mark on it. The property comes with the added benefit of a self contained annex, which is attached to the rear of the property and opens options for 'multi generational living' or could be incorporated into the main house as part of a remodelling of the layout.

The accommodation briefly comprises: Main house - entrance hall, lounge, dining room, kitchen, three bedrooms, shower room, large loft, driveway. The Annex comprises - lounge, kitchen, bathroom, bedroom. There is a lovely secluded rear garden with mature boundaries and gated side access.

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

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.











welcome to

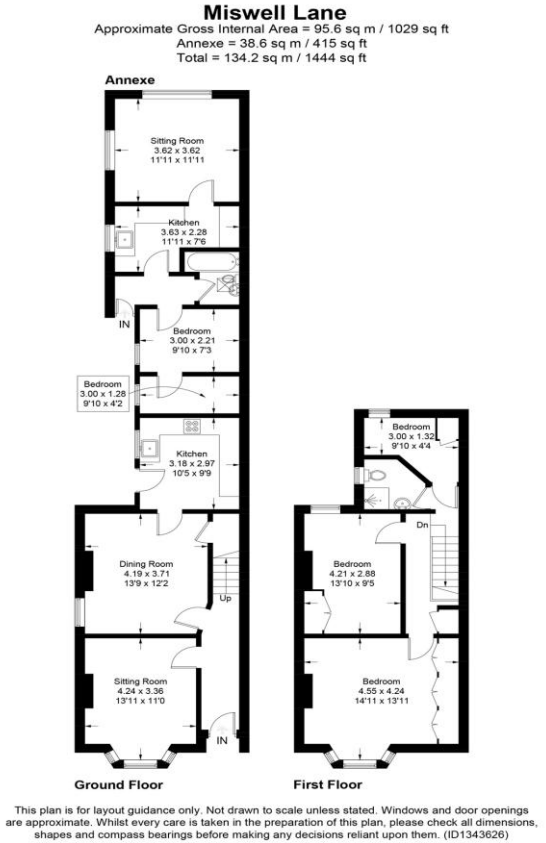
Miswell Lane, Tring

An attractive Victorian Semi for modernisation, with driveway parking and attached self-contained annex. Chain free

- Three bedroom Victorian semi
- One bedroom self contained annex
- Potential for modernisation and remodelling and loft conversion (stp)
- Two reception rooms
- Garden and driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£700,000



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. (ID1343626)

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The Property Ombudsman

Property Reference:
TRG109108 - 0002

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