

Miswell Lane

Tring, HP23 4EU



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Guide Price £835,000

- Four bedrooms, two en-suite
- Kitchen, dining, family room
 - Sitting room
 - Good size rear garden
- Driveway parking and garage
 - EPC Rating C
 - Council Tax Band E





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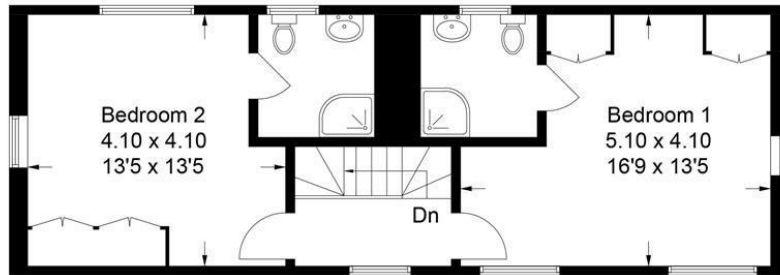
Situated on the outskirts of the popular market town of Tring, this four bedroom detached home offers excellent accommodation over two floors. The spacious entrance hall provides direct access to the principal reception areas, the sitting room is of particular note, being triple aspect, is flooded with natural light with French doors out to the large decked area. The kitchen, dining, family room is generously proportioned and provides the ideal space in which to entertain family and friends.

Completing the ground floor accommodation, there are two bedrooms, bathroom and separate utility room. On the first floor there are two double bedrooms both of which are en-suite. Outside there is a large decked area, ideal for entertaining during the warmer months whilst the rear garden has a large flat area of lawn and offers a good degree of privacy. To the front there is driveway parking and access to the garage.

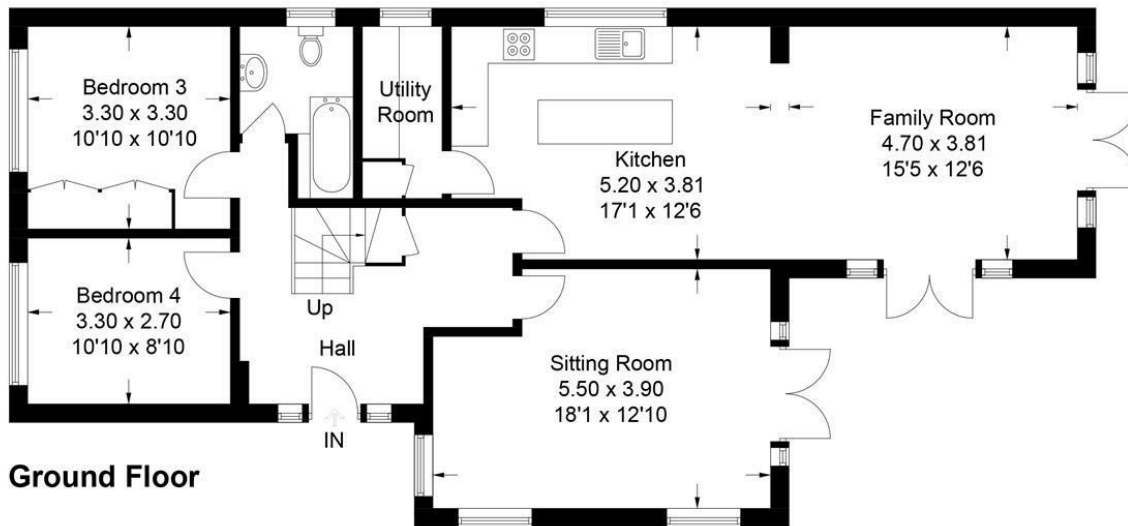


Approximate Gross Internal Area = 151 sq m / 1,625 sq ft

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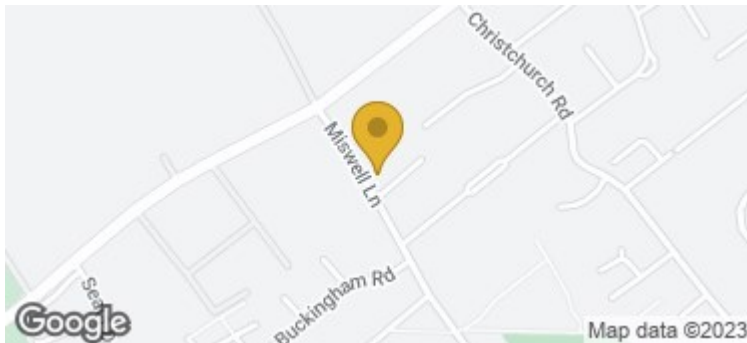
First Floor



Ground 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.

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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		
	73	82
England & Wales	EU Directive 2002/91/EC	

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		
	68	78
England & Wales	EU Directive 2002/91/EC	

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