



Miswell Lane

Tring Hertfordshire HP23 4EX



Past and present in perfect harmony.

Positioned on a generous corner plot towards the end of Miswell Lane, this 1930s semi combines classic suburban character with considered, light-filled living spaces perfect for twenty-first-century life.

The house retains the strong geometry and distinctive silhouette of its original era – a steep front gable and crisp white pebbledash facade set the tone – while offering contemporary touches and potential for further expansion, subject to obtaining the necessary planning permissions.

The ground floor unfolds with excellent balance and flow. Off the entrance hall, two reception rooms offer distinct yet complementary atmospheres. At the front, the dining room centres around a period fireplace, creating a grounded, formal space for entertaining. To the rear, the sitting room introduces a more relaxed mood, complete with open fireplace, and leads seamlessly into an adjacent family room.

Here, full-height Danish Idealcombi glazing, together with a solar-coated glass roof with electric blinds, draws the outdoors in while tempering solar gain.

Guide price: £825,000
Tenure: Freehold



It is an adaptable space for the year round, shifting easily between cosy winter snug and breezy garden pavilion.

The kitchen and breakfast room continue the home's thoughtful detailing. Traditional cabinetry sits beneath quartz worktops, while integrated Neff appliances complete the set-up. A glazed atrium roof sits over the breakfast area and enhances the sense of openness and daylight, with sliding glass doors opening directly onto the garden. A utility room, cloakroom and internal access to the garage are discreetly positioned for everyday ease.

Upstairs, there are three well-proportioned bedrooms, one with an en suite shower room. A contemporary family bathroom serves the remaining rooms.

Outside, the mature, south-westerly facing garden extends to around 70ft and offers a generous sense of privacy. A large patio sets the scene for al fresco dining, while an arbour tucked at the far end provides a quiet corner to read or unwind. Vegetable beds, a barbecue area, and a garden shed with power add to the sense of a garden both lived in and loved.

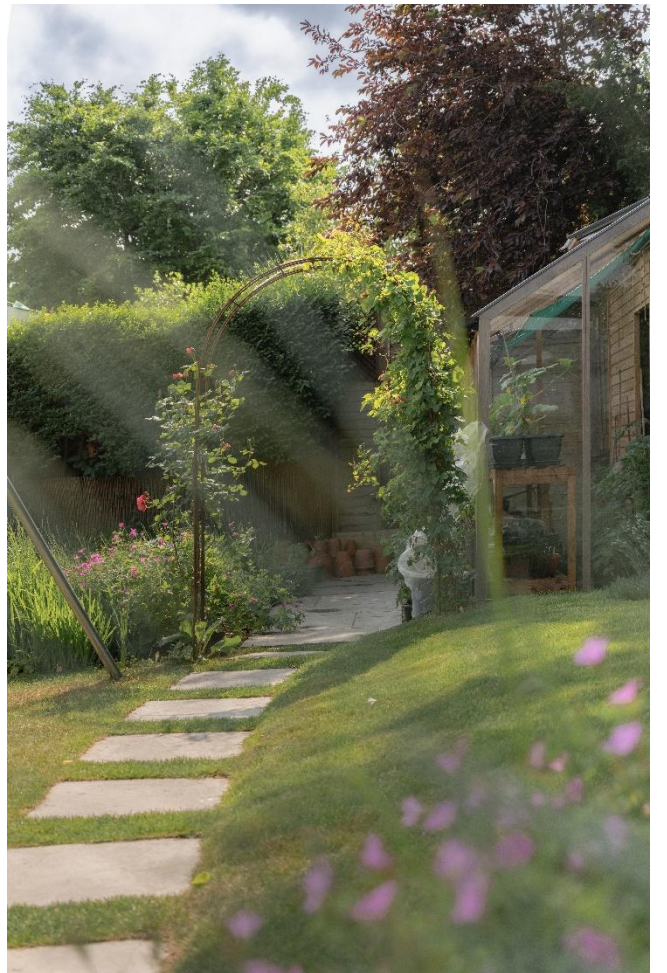
To the front, a good size driveway provides parking for several cars and leads to a generously sized garage. Altogether, the house presents a poised balance of 1930s charm and contemporary living; a home that feels refined and functional, while also being ready to grow with its next chapter.



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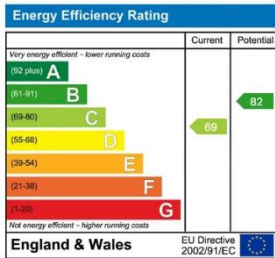


APPROXIMATE GROSS INTERNAL AREA = 1454 SQ FT / 135 SQ M
 GARAGE = 197 SQ FT / 18 SQ M
 TOTAL = 1651 SQ FT / 153 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: E

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