



Dunston Hill, TRING HP23 4AX



Dunston Hill is a highly desirable street, in the very heart of Tring, popular for its close proximity to Goldfield and Bishop Wood schools and short walking distance of Tring Secondary School, making this an ideal family home. Tring's charming High Street is just around the corner, with caf  s, restaurants, and shops, including M&S extremely accessible.

The house is beautifully decorated throughout and features a lovely modern fitted kitchen complete with quartz work tops and a luxuriously appointed bathroom and w/c. The house is set behind a good size front lawn and gravelled driveway with EV charging point providing ample off road parking. There is room at the side of the house to park an additional vehicle through twin picket gates; ideal for a camper maybe.

Inside, there is an inviting entrance hall with stairs to the first floor and wood flooring which continues through to the lounge at the front. The lounge is bright and airy with a large upvc double glazed window to the front flooding the room with natural light, and a log burner gives a cozy atmosphere in the winter months. The kitchen is at the rear and fitted with attractive shaker style cabinets with quartz work tops and a Belfast sink. Upstairs the bright and airy landing gives way to the three double bedrooms and a w/c.

The rear garden is a good size and offers excellent scope to extend at the rear (subject to planning etc). There is a good size lawn and patio.

Location

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

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.





welcome to

Dunston Hill, TRING

- Beautifully presented three double bedroom semi
- Scope to extend (subject to planning etc)
- Lovely big garden
- Driveway parking for several cars plus EV charging point
- Gas heating & double glazing

Tenure: Freehold EPC Rating: C

Council Tax Band: D

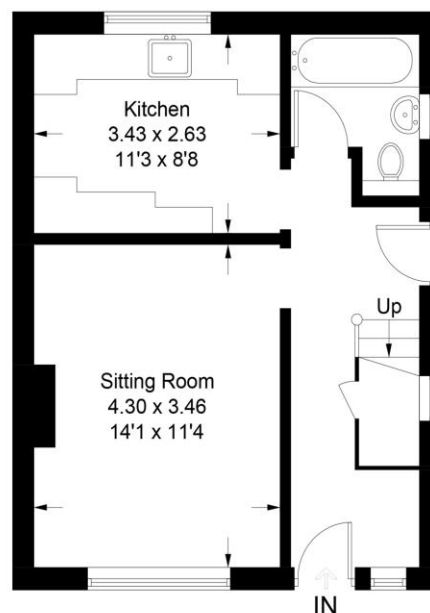
guide price

£525,000

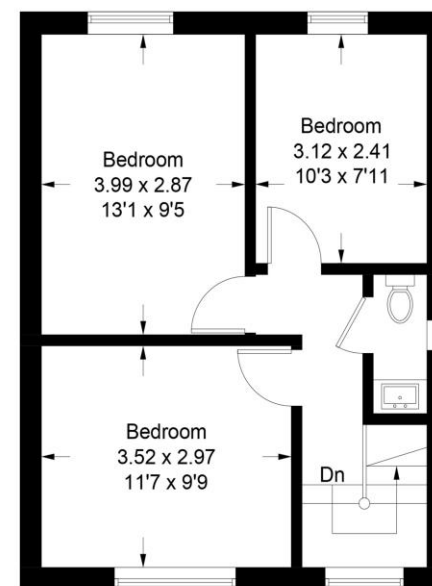
A beautifully presented three bedroom semi-detached house with excellent scope to extend (STP), in a highly sought after road close to schools and the High Street. Chain free

Dunston Hill

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft



Ground Floor



First 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. (ID1333009)

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Property Reference:
TRG109146 - 0003

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