



TO LET

Dunston Hill, Tring
£1,725 pcm + security deposit

Spacious four bedroom semi detached house close to Tring town centre

- Spacious semi detached property
- 4 bedrooms
- 1 large reception room
- 2 Bathrooms
- Garage
- Walk to town
- Unfurnished
- Shower
- Separate WC
- Parking



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security deposit**

**Dunston Hill,
Tring,
Herts
HP23 4AT**

>> Key Features

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- Walk to town
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This attractive and spacious four bedroom semi detached house, just a short walk to the heart of Tring town centre offers versatile and practical family living space. Being well within catchment for the excellent local schools, accommodation comprises entrance hall, bathroom with bath and shower, cloakroom, good size lounge/dining room with electric fire, fitted kitchen with appliances, upstairs to first floor with three double bedrooms and shower room, second floor with superb loft bedroom with far reaching and stunning views of historic Tring. Gas central heating. Double glazing. Available on an unfurnished basis mid March 2025. Available long term. Certain pets may be considered. Driveway parking. Single garage. Very pleasant front and rear gardens. Energy efficiency rating grade D. Propertymark registered letting agent with full client money protection. Floor plan to follow.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.



Kitchen



Living/Dining Room

Bedroom 1

Bedroom 2

Bedroom 3





Bedroom 4

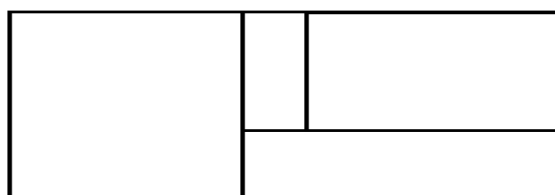
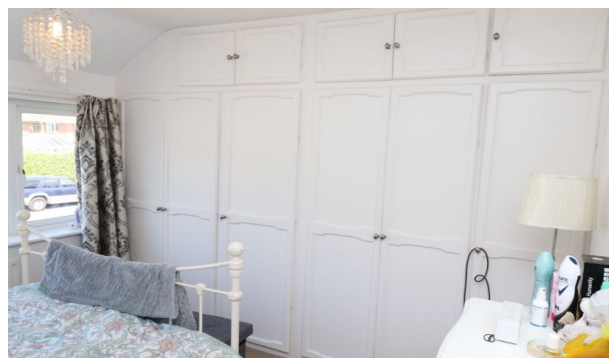
Bathroom 1

Bathroom 2

Separate WC

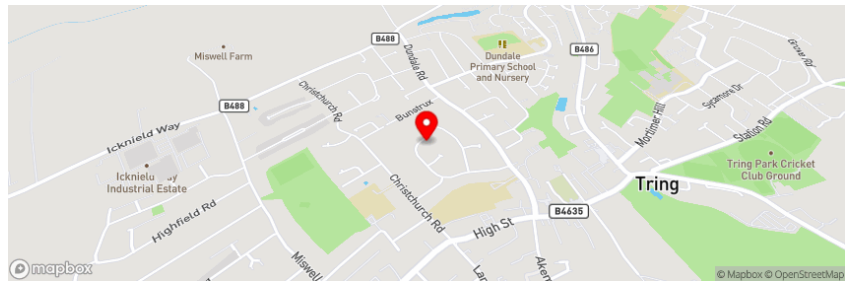
Garden

Garage



**Waiting for
Floorplan**

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.