



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

20 Dunsley Place, London Road, Tring, HP23 6JL

20 Dunsley Place, London Road, Tring, HP23 6JL

Guide Price £400,000

- TWO BEDROOM MAISONETTE COACH HOUSE
- EXCLUSIVE ROAD FOR THE OVER 55'S IN THE HEART OF TRING
- GATED ACCESS TO TRING MEMORIAL GARDEN AND WALKING DISTANCE TO TOWN
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- NO ONWARD CHAIN
- ALLOCATED PARKING
- LEASEHOLD
- EN-SUITE TO MAIN BEDROOM

Hunters are delighted to market this two bedroom coach house maisonette on an exclusive road for the over 55's, located within the heart of Tring and offered with NO ONWARD CHAIN.

In brief this property comprises; lounge/ dining room, kitchen, bathroom, two double bedrooms with an en-suite to the main bedroom.

Externally this property benefits from allocated parking, this property also has gated access to Tring memorial garden.

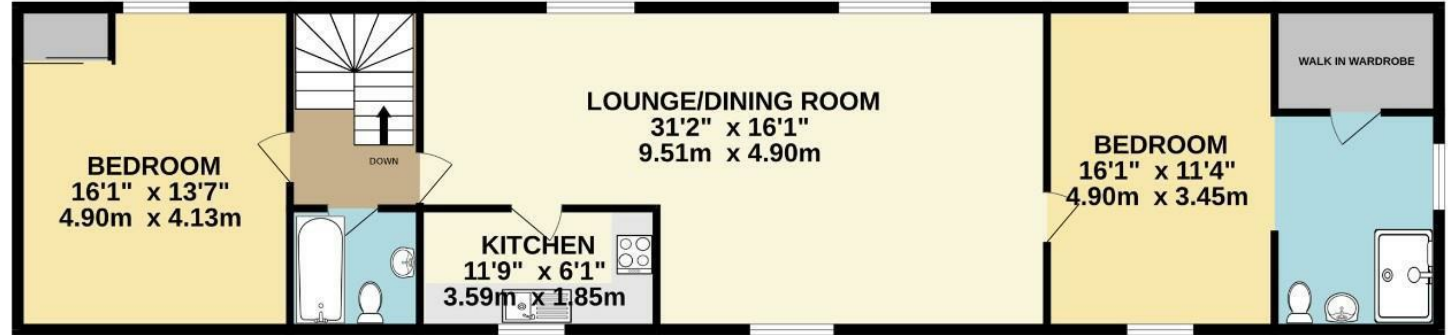
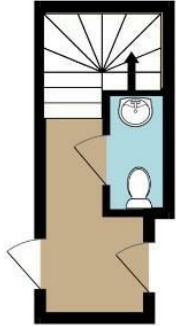
The historic market town of Tring provides a wide variety of independent shops and restaurants and is surrounded by beautiful rolling countryside.

Local schooling includes the renowned Tring Park School, Goldfields Primary, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252  
tring@hunters.com | www.hunters.com

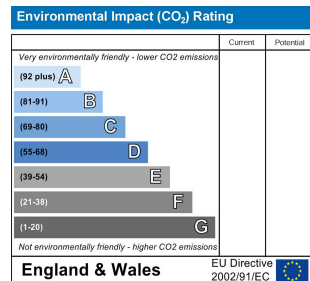
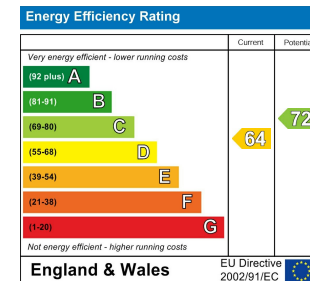
GROUND FLOOR  
95 sq.ft. (8.8 sq.m.) approx.

1ST FLOOR  
1137 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



### Entrance Hall

Entry via a solid door. Stairs leading to the first floor landing.

### Cloakroom

Two piece suite comprising; W/C and wash hand basin.

### Landing

Doors leading;

### Lounge/ Dining Room

Dual aspect double glazed windows. Radiators

### Kitchen

Double glazed to front aspect. A range of floor and wall mounted units with a worktop over. Four ring gas hob with an extractor over. Electric oven. Plumbing for a washing machine. Space for a fridge-freezer. Single bowl stainless steel sink and drainer. Wall mounted gas boiler.

### Main Bedroom

Dual aspect double glazed windows. Radiator. Walk-in wardrobe

### En-suite

Double glazed window to side aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin.

### Bedroom Two

Dual aspect double glazed windows. Fitted carpet and radiator.

### External

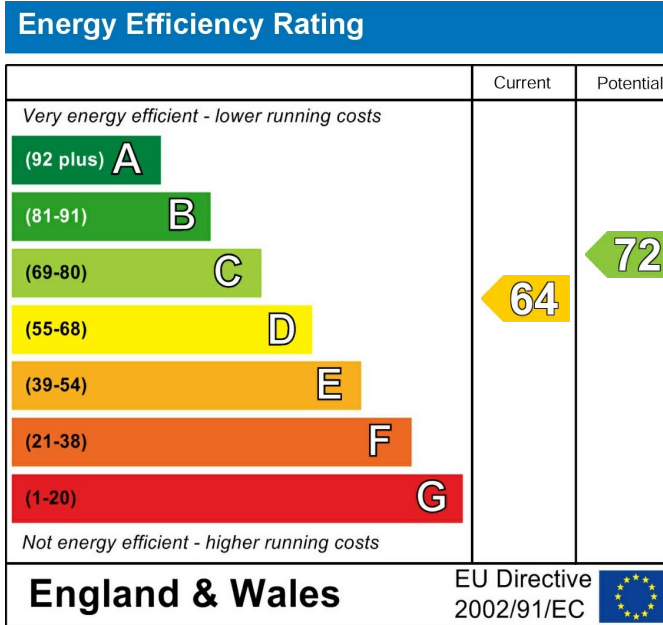
Allocated parking bay. Gated access to Tring memorial garden.

### Agent Notes

The below details have been provided via the vendor.

Lease Length 150 years from 01/01/2008

Annual service charge, covering all communal costs £2790.16



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





