



TO LET

Dunston Hill, Tring
£2,500 pcm + security deposit

**Excellent five bedroom semi detached house
- short walk to Tring town centre.**

- Large five bedroom semi detached
- Walk to Tring town centre
- Gas Central Heating
- Integral garage
- Bathroom with bath & shower over
- Driveway parking
- Five double bedrooms
- Low maintenance rear garden
- Ensuite shower room
- Catchment areas for best schools



**£2,500 pcm +
security deposit**

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

This attractive, newly decorated and spacious five-bedroom semi-detached house, just a short walk to the heart of Tring town centre and situated in a quiet cul de sac, offers versatile and practical family living space. Being well within catchment for the excellent local schools and with the benefit of underfloor heating on the ground floor (not conservatory), with all new flooring throughout, the accommodation comprises entrance hall, cloakroom, good size living room with fireplace (electric) and separate dining area, spacious fully fitted kitchen (please ask about appliances), large conservatory, integral garage, large utility room, upstairs to first floor with three double bedrooms (one with fitted wardrobes and units and master bedroom with en suite shower room) and one smaller double bedroom, family bathroom with bath and shower, second floor with superb loft bedroom with far reaching and stunning views of historic Tring. Gas central heating. Double glazing. Available long term. Driveway and garage parking. Very pleasant, low maintenance enclosed rear garden with patio and astroturf lawn. Energy efficiency rating grade D. Council tax band D (Dacorum Borough Council). Paul Kingham Lettings - An established Propertymark agent with full client money protection. AVAILABLE MID DECEMBER 2026. UNFURNISHED. NON-SMOKING ACCOMMODATION.

>> Key Features

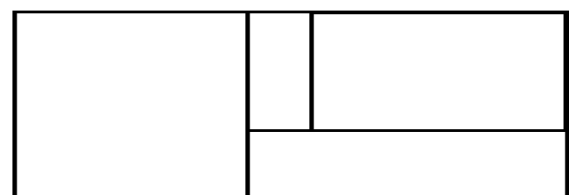
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IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must 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.

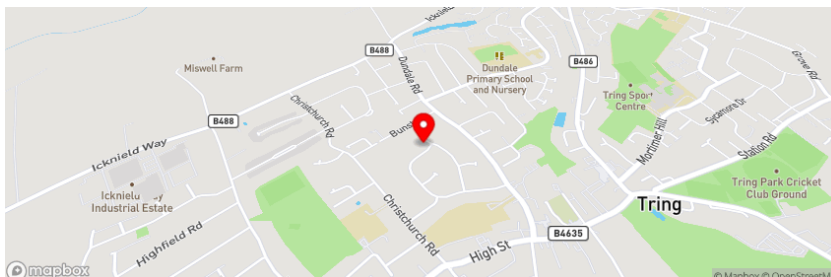
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





**Waiting for
Floorplan**

Directions



Certificate Number : 0218-1008-6217-5280-3270

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0218-1008-6217-5280-3270>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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.