



TO LET

Dunston Hill, Tring
£2,595 pcm + security deposit

Excellent four bedroom detached house in the heart of Tring

- **Lovely detached house**
- **4 Bedrooms**
- **3 Receptions**
- **2 Bathrooms**
- **Situated in the heart of Tring**
- **Large conservatory**
- **Kitchen/diner**
- **Unfurnished**
- **Ensuite shower room**
- **Driveway parking**



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security deposit

Dunston Hill,
Tring,
Herts
HP23 4AT

>> Key Features

- Lovely detached house
- 4 Bedrooms
- 3 Receptions
- 2 Bathrooms
- Large conservatory
- Kitchen/diner
- Unfurnished
- Ensuite shower room
- Situated in the heart of Tring
- Driveway parking

This attractive and spacious four-bedroom 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, accommodation comprises entrance hall, cloakroom, good size lounge, large fitted kitchen/diner (please ask about appliances), large conservatory, upstairs to first floor with three double bedrooms (master bedroom with en suite shower room) and family bathroom with bath and shower, second floor with superb loft bedroom with far reaching and stunning views of historic Tring. All first floor bedrooms have built in wardrobes. Gas central heating. Double glazing. Available long term. Driveway parking. Very pleasant enclosed rear garden with patio. Energy efficiency rating grade C. Council tax band F (Dacorum Borough Council). Paul Kingham Lettings - An established ARLA Propertymark agent with full client money protection. AVAILABLE END JULY 2026. UNFURNISHED. NON-SMOKING ACCOMMODATION.

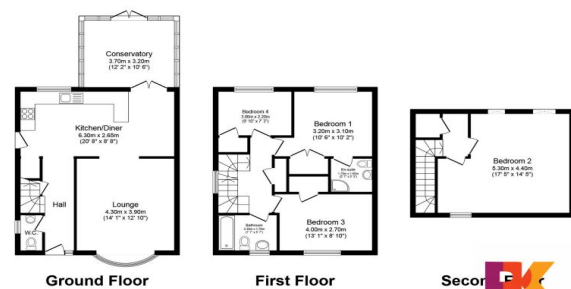
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone

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signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

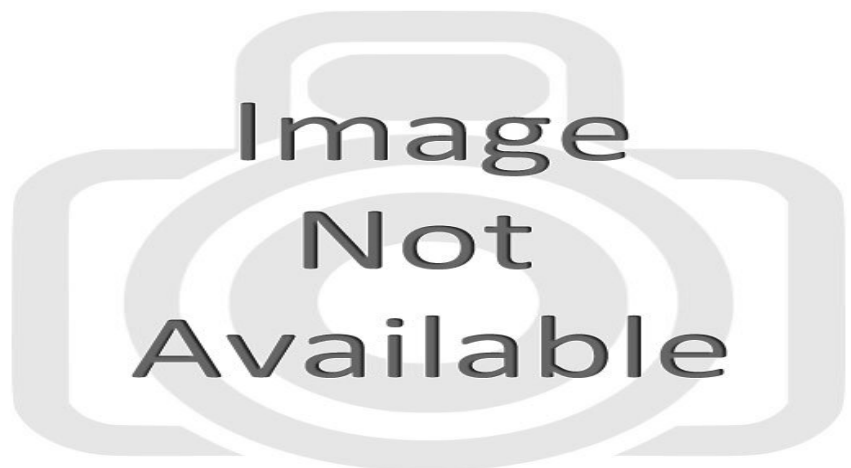
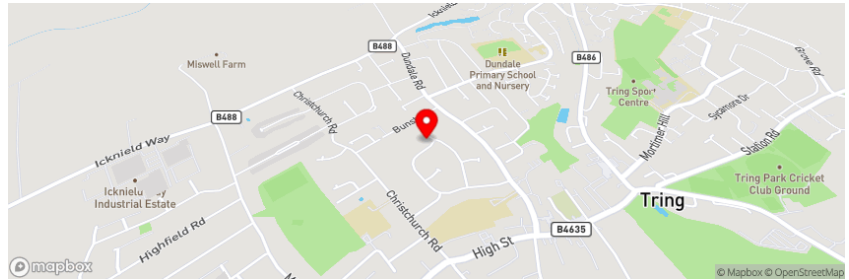
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Total floor area 139.3 sq m. (1,560 sq. ft.) approx.
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Directions



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.