



**Dunston Hill, Tring HP23 4AT**



This semi-detached home is light and well presented and presents an excellent opportunity to create your perfect family home, as there is huge scope for extending (subject to planning etc). The house benefits from a garage and driveway and a lovely large south westerly facing rear garden which makes the most of the afternoon and evening sunshine.

The accommodation comprises: entrance hall, lounge, dining room, kitchen, bathroom, three double bedrooms, first floor w/c, large gardens, garage and driveway.

Dunston Hill is a popular location within a few minutes walk to the High Street shops, cafes and restaurants, and just around the corner from the highly regarded Goldfield School and Bishop Wood School.

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.

**Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





## welcome to Dunston Hill, Tring

- Excellent location close to Goldfield School and the High Street
- Potential to extend (stp)
- Three double bedrooms
- Large southwest facing rear garden
- Gas heating and double glazing

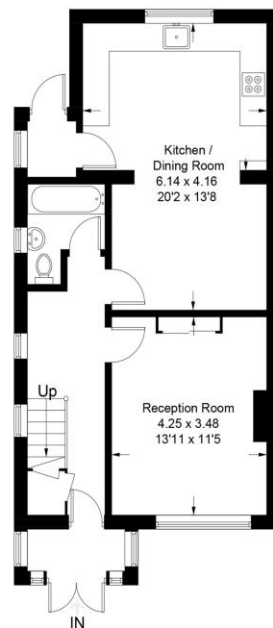
Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

# £550,000

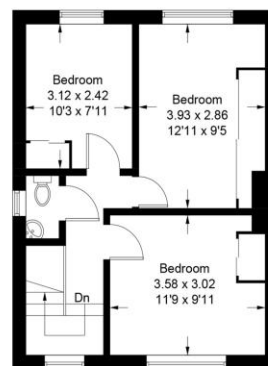
An extended three double bedroom semi-detached house with a large south westerly facing rear garden and excellent scope to extend (STP), in a highly sort after road close to schools and the High Street.

### Dunston Hill

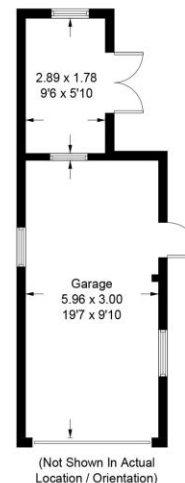
Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft  
Garage = 23.1 sq m / 248 sq ft  
Total = 118.7 sq m / 1277 sq ft



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. (ID1303122)

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Property Reference:  
TRG108999 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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