



DUNSLEY PLACE, TRING, HERTS HP23 6JL

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Offers in excess of £625,000 Leasehold

This attractive brick & flint house was built in 1989 by Charles Church and renovated in 2012 and lovingly maintained ever since. Well decorated throughout and with modern bathrooms and kitchen fittings, this is an ideal purchase for those over 55 years of age looking for a spacious, low maintenance property within short walking distance of Tring's characterful High Street.

There is an inviting entrance hall and guest w/c, stairs to the first floor and a cupboard for coats etc. The kitchen /breakfast room is fitted with a range of cabinets with granite work tops and built in electric ovens and a gas hob.

The spacious lounge at the rear is bright and airy with patio doors opening onto a small private terrace, which in turn opens onto beautifully maintained communal gardens which look delightful all year round. The stairs from the hall gently rise to the first floor landing where you will find three large double bedrooms, Jack & Jill shower suite serving the two largest bedrooms, and a separate bathroom off the landing.

There is a garage behind the property with an electric door providing convenient access.

Dunsley Place is a highly sought after cul-de-sac just around the corner from Tring's charming High Street which sees independently run shops, cafes and restaurants alongside well known High Street brands such as Marks & Spencer and Costa Coffee. There are doctor's surgeries, pharmacies, dentists and opticians among various other amenities. The Farmers market in Church Square is held every Friday. Tring is surrounded by beautiful Chilterns countryside providing endless walks and the Grand Union Canal runs along the edge of town. Tring Park is an expansive green space of fields and woodland which hikers and dog walkers will make a bee line for. The train station offers a fast and frequent service to London Euston (approximately 38 minutes) as well as Milton Keynes and the north, making Tring a popular choice for commuters. The A41 dual carriageway can be joined at Tring, linking the M25 motorway at junction 20 giving convenient access to the London airports. The property comes with a key to the memorial gardens which links Dunsley Place to the High Street.

Lease: 999 years from 1994 Service/Management Charge: £230.66 monthly







welcome to Dunsley Place, Tring

- Share of Freehold
- Private cul-de-sac of just 20 properties for the over 55's
- Gas heating and double glazing
- Private patio & glorious communal gardens
- Garage with electric door

Tenure: Leasehold EPC Rating: C

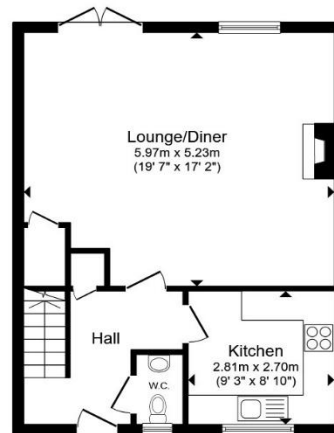
Council Tax Band: F Service Charge: 2784.07

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Sep 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

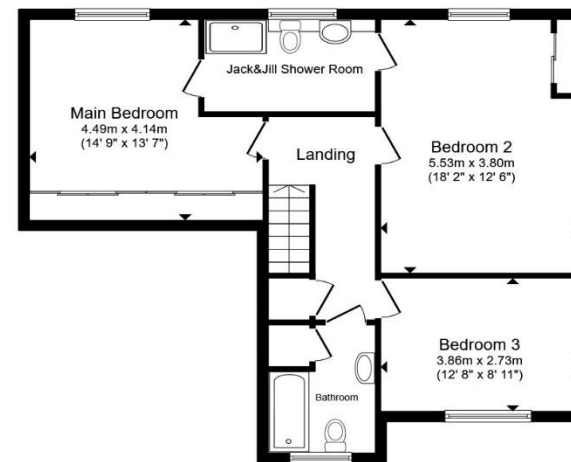
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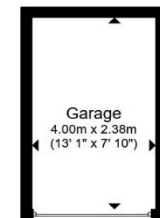
A superb, three double bedroom house, in excellent order throughout, in the sought after Dunsley Place retirement cul-de-sac, just off Tring High Street. Benefitting from Share of Freehold and no onward chain.



Ground Floor



First Floor



Garage

Total floor area 126.6 m² (1,363 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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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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