





**Guide Price  
£560,000**

Centrally located in Tring offering easy walking distance to the High Street and schools this three bedroom semi-detached property comes with tremendous opportunity to extend and create a spacious family home and is welcomed to the market with no upper chain. Further benefits include driveway parking, garage and generous rear garden.

# Property Description

## ENTRANCE PORCH

Door to;

## ENTRANCE HALL

Stairs raising to first floor, under stairs storage cupboard, radiator.

## LOUNGE

Double glazed window to front and rear, service hatch, two radiators.

## KITCHEN

Double glazed window to rear, range of wall and floor mounted unites with rolltop work surface, stainless steel sink with dryer and mixer tap, gas hob and over with extractor fan over, space for fridge freezer, space for washing machine, part tiles walls, door to garden.

## LANDING

Loft access, double glazed frosted window to side

## BEDROOM ONE

Double glazed window to rear, built in wardrobe, radiator

## BEDROOM TWO

Double glazed window to front, radiator.

## BEDROOM THREE

Double glazed window to front and side, radiator.

## BATHROOM

Double glazed frosted windows to side and rear, panelled bath with shower attachment, low level W.C., pedestal hand wash basin with mixer tap, radiator and extractor fan.

## OUTSIDE

## GARAGE/ PARKING

Single garage with window to rear, driveway parking

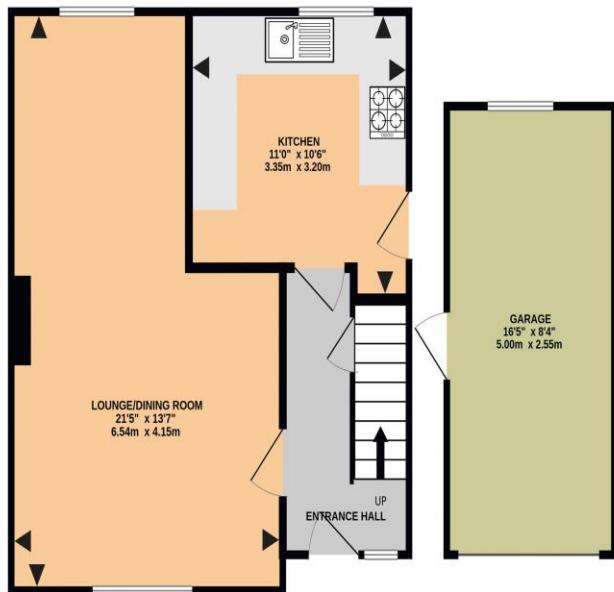
## FRONT GARDEN

Mainly laid to lawn with flower and shrub bushes.

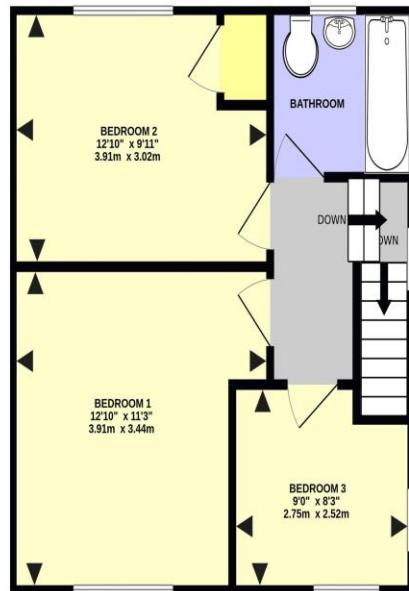
## REAR GARDEN

Mainly laid to lawn with flower and shrub bushes, outside tap and side access.

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

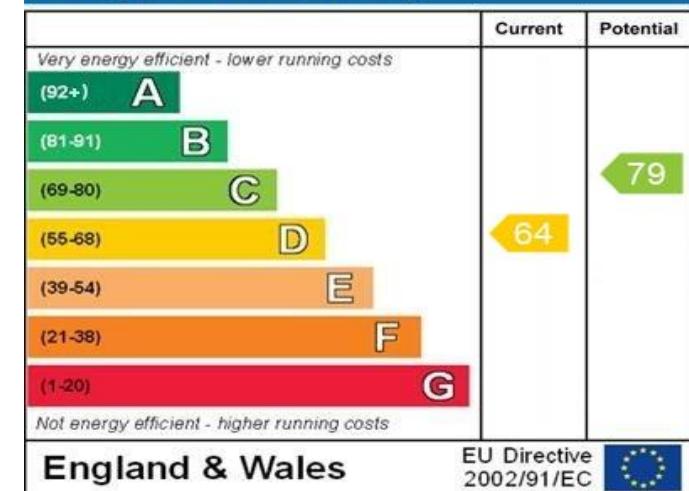


DUNSTON HILL, TRING HP23 4AT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.

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### Energy Efficiency Rating



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.