



REGENT
ESTATES

DUNSTON HILL, TRING

£450,000

ACCOMMODATION

A extended three bedroom semi detached family home ideally located within easy walking distance to the town centre and local schools. The property benefits spacious accommodation throughout plus a mature rear garden, driveway parking and a garage.

Driveway parking that leads to the garage to the rear of the property, there is a small lawned area providing privacy to the front. The entrance porch is an addition and leads to the study then into a spacious hallway. The downstairs has a modern fitted bathroom to the left, with a three piece white suite comprising panel enclosed bath with power shower, WC and vanity wash hand basin. Adjacent to the bathroom is the fitted kitchen which has a range of solid oak units, Natural stone worktops, pull out larder, integral ceramic hob and double oven. There is also a side aspect patio door.

The extended lounge and dining area run parallel with the kitchen. The lounge has a feature gas fire steps down to the dining area, dual aspect window and sliding doors overlook the laid to lawn garden that has mature shrubs and herbaceous borders.

Moving upstairs from the hallway and the first floor is arranged with three bedrooms. The master bedroom has the additional benefit of a range of fully fitted wall to wall wardrobes .

The garage is oversized and has an up and over door, power and lighting.

LOCATION

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.

OUTSIDE

Manly laid to lawn garden that has mature shrubs and herbaceous borders. The garage at the front is oversized and has an up and over door, power and lighting.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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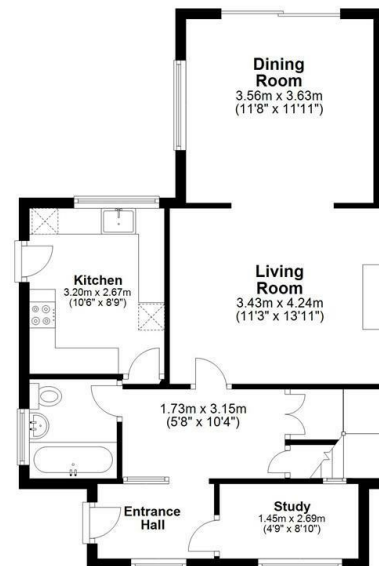
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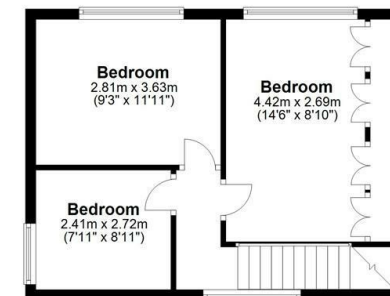




Ground Floor
Approx. 57.5 sq. metres (618.7 sq. feet)



First Floor
Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 94.8 sq. metres (1020.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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