



56 Chilton Way

Hungerford, Berkshire, RG17 0JF





# 56 Chilton Way

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£375,000

A unique four bedroom property that has been extended on the ground floor to create a spacious and distinctive home.

## Description

The accommodation includes a hall from which the stairs lead, a useful cloakroom and a kitchen/breakfast room with space for a table. There is a sitting room with views across rooftops to distant fields and a separate part-vaulted dining room with access to the garden. There is also a useful side lobby with separate access to the front and internal access to the garage. On the first floor there are four bedrooms and a bathroom that includes a shower. Outside there is a garage to the side and a well-stocked garden with far reaching views across rooftops to distant fields. The property is offered for sale with no onward chain.

## Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

## Directions

From our office turn right down the High Street and first left into Church Street. Take the third left turn into Church Way and second right into Chilton Way. No.56 will be found towards the end on the right hand side.

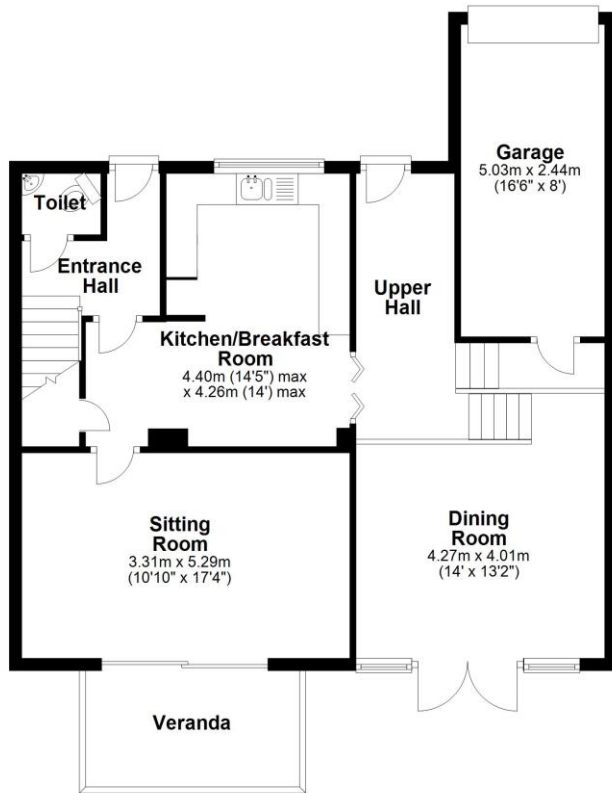


- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
- Side Lobby
- Dining Room
- Sitting Room
- Four Bedrooms
- Bathroom
- Gas Fired Heating
- Garage
- Gardens



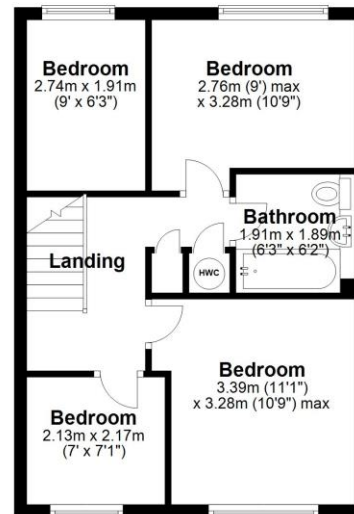
**Ground Floor**

Approx. 79.6 sq. metres (856.4 sq. feet)



**First Floor**

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 121.2 sq. metres (1304.7 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

#### Entrance Hall

Radiator. Wood effect flooring.

#### Cloakroom

With a wash hand basin and w.c. Wood effect flooring.

#### Kitchen/Breakfast Room

Fitted with a range of Shaker style wall and base units with drawers, work surfaces over and tiled surrounds. Under unit lighting. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, grill, gas hob and extractor. Integrated washing machine and dishwasher. Space for a table.

#### Side Lobby

Door to front and to garage.

#### Steps to Lower Ground Floor

#### Dining Room

A distinctive part-vaulted room with doors to the garden. Radiator.

#### Sitting Room

Double glazed patio door opening to an area of raised decking. Radiator.

#### Staircase gives access to landing

Built-in cupboard. Access to loft. Airing cupboard with hot water tank and immersion heater. Wall mounted gas fired boiler for domestic hot water and central heating.

#### Bedroom 1

Radiator.

#### Bedroom 2

Radiator.

#### Bedroom 3

Radiator.

#### Bedroom 4

Radiator.

#### Bathroom

A white suite comprising panelled bath with a shower over and screen, wash hand basin with a cupboard below and w.c. Heated towel rail.

#### Garage

With a metal up and over door. Loft storage. Light and power.

#### At the front of the property is

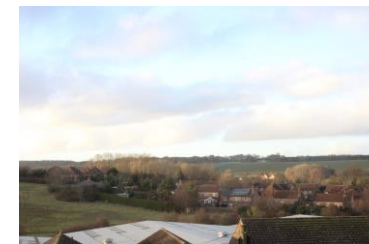
A small border with a pathway to the front door and side lobby.

#### At the rear of the property is

A paved patio area leading to a lawned garden with very well-stocked borders providing good structure and interest. Steps to a raised deck with storage cupboard. Garden shed.

#### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

