



# Two Trees

Prospect Road, Hungerford, Berkshire, RG17 0JL





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Guide £650,000

A fabulous opportunity to purchase an individual detached house situated in an established and very convenient location.

### Description

The accommodation includes good hall space from which the stairs lead, a sitting room with a fireplace and a dining room. There is also a nice sized conservatory with lovely views over the garden. The kitchen has a range of oak fronted units with a useful utility room and downstairs cloakroom. Both the garage and the garden can be accessed from the utility room, so ideal for muddy boots, walking the dog etc. On the first floor there is a generous landing leading to four well balanced bedrooms, three of which have built-in storage. The spacious shower room has a large walk-in shower and is fitted in a smart contemporary style (a bath could be reinstated if required). Outside there is a very good frontage with a block paved driveway providing off road parking for several vehicles. Side access leads to the rear garden which has a wide paved terrace, mature shrubs and borders providing good structure. The garden enjoys a pleasant aspect and is a particular feature of the property.

### 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 left up the High Street and at the mini roundabout turn right into Atherton Road. Take the first right turn into Prospect Road and the property will be found along on the right hand side.

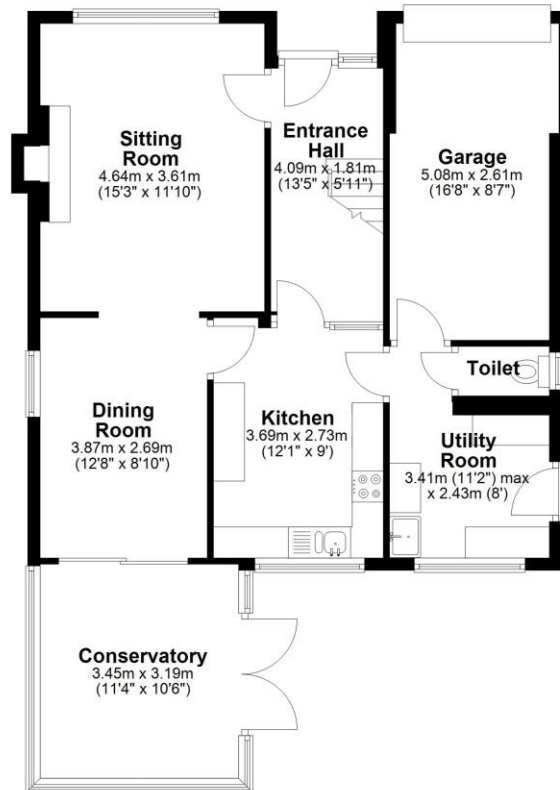
- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Utility Room
- Cloakroom
- Four Bedrooms
- Bathroom
- Garage
- Driveway
- Mature Garden





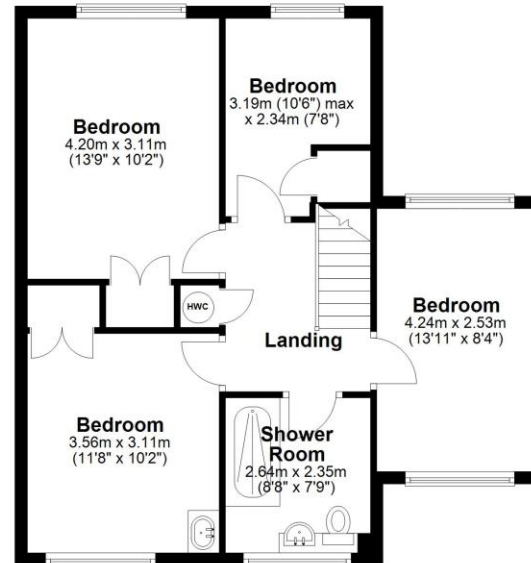
**Ground Floor**

Approx. 80.8 sq. metres (869.6 sq. feet)



**First Floor**

Approx. 59.3 sq. metres (638.8 sq. feet)



Total area: approx. 140.1 sq. metres (1508.4 sq. feet)

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

#### Porch

#### Entrance Hall

Radiator. Stairs to first floor.

#### Sitting Room

Fireplace with a stone surround. Radiator. Opening to:-

#### Dining Room

Radiator. Double glazed patio door to:-

#### Conservatory

With a tiled floor. Two electric panel heaters. Doors to garden.

#### Kitchen

Fitted with a range of oak fronted wall and base units with drawers, work surfaces, under unit lighting and tiled surrounds. Single drainer sink unit with a mixer tap. Plumbing for dishwasher. Built-in electric oven, grill, gas hob and extractor over.

#### Utility Room

With further wall and base units. Plumbing for automatic washing machine and appliance space. Belfast style sink. Radiator. Door to garden and to garage.

#### Cloakroom

With a w.c. Radiator.

#### Staircase gives access to landing

Access to loft space. Radiator. Airing cupboard with hot water tank and immersion heater.

#### Bedroom 1

Built-in wardrobe. Radiator.

#### Bedroom 2

Built-in wardrobe. Radiator. Wash hand basin and cupboard below.

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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.

#### Bedroom 3

Radiator.

#### Bedroom 4

Built-in cupboard. Radiator.

#### Bathroom

With a very generous shower area, tiled surrounds and glass screen. Wash hand basin with a cupboard below and w.c. Tiled floor and walls. Chrome finished heated towel rail.

#### Garage

With an electric roller shutter door. Light and power. Wall mounted gas fired boiler for domestic hot water and central heating.

#### At the front of the property is

A five bar gate leading to a wide block paved driveway for off road parking, lawned garden to either side and border.

#### At the rear of the property is

A wide paved terrace leading to a lovely mature garden with lawn, borders, mature trees and shrubs. Summerhouse, greenhouse and shed. Outside tap and lighting. The garden is enclosed by wood panel fencing with side access.

#### Services

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



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