



21 Shalbourne Close  
Hungerford, Berkshire, RG17 0QH





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Guide £360,000

A smart modern house which has been extended to create a comfortable home.

## Description

The property has gas to radiator heating with double glazing and accommodation includes a downstairs cloakroom, a sitting room and a stylish contemporary kitchen. On the first floor there are two double bedrooms and a refitted bathroom. Outside there is a driveway to the front with a carport and at the rear there is an enclosed 'tiered' garden.

## Directions

From our office turn right down the High Street, first left into Church Street and continue into Smitham Bridge Road. Shalbourne Close will be found along on the right hand side and No.21 will be towards the end on the right.



## 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).

- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Driveway
- Carport
- Rear Garden



# Floor Plan



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

### Porch

With outside light and front door to:-

### Sitting Room

10'10" (3.3m) x 10'10" (3.3m). Stairs to first floor. Double radiator. Tiled floor. Archway to:

### Dining Room

10'9" (3.28m) x 8'7" (2.62m). Understairs cupboard. Tiled floor.

### Cloakroom

With w.c. and vanity unit with wash hand basin. Tiled surrounds. Combination boiler for hot water and central heating .

### Kitchen

10' 6" (3.2m) x 9' 4" (2.84m). Dual aspect with a range of wall and base storage units with drawers, work surfaces over and tiled surrounds. One and a half bowl stainless steel sink unit with a mixer tap and drinking water tap. Plumbing for automatic washing machine. Built-in oven and hob with extractor over. Tiled floor. Radiator. Double french doors to garden.

### Staircase gives access to landing

Access to loft. Radiator.

### Bedroom 1

11' 2" (3.4m) x 10' 9" (3.28m). Radiator.

### Bedroom 2

11' 7" (3.53m) x 9' 4" (2.84m). Radiator.

### Bathroom

A white suite comprising 'P' end bath with shower over and glass screen. Vanity unit with wash hand basin and w.c. Tiled surrounds and floor. Chrome finish heated towel rail.

### At the front of the property is

A driveway with parking for up to three cars with an enclosed carport/store, walling, lavender border on one side and side access to rear garden.

### At the rear of the property is

An Indian Sandstone style patio with stone edging, brick planters, tiered railway sleeper planter, lawn and a plum tree. Outside light and tap. Water butt.

### 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.



EPC

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