



59 Park Way

Hungerford, Berkshire, RG17 0BB

marc allen

www.marcallen.co.uk



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£395,000

A fantastic opportunity to purchase an older style family home with accommodation arranged over three floors.

Description

The property has great potential to extend, subject to the usual consents, of course and currently includes good hall space, a useful boot room, utility and cloakroom/shower room, all ideal for muddy boots, dogs etc. The kitchen has a range of white gloss fronted units and space for a table. The sitting room has a fireplace with a woodburning stove and there is also a conservatory. Stairs rise to the first floor where there are two well balanced bedrooms and a family bathroom. A further staircase now leads to the top floor room which has natural light and eaves storage. Outside there is extremely good frontage with a driveway and garage. The rear garden is a particular feature, with a paved terrace, lawn and vegetable garden. The garden backs directly onto Hungerford Common.

Hungerford

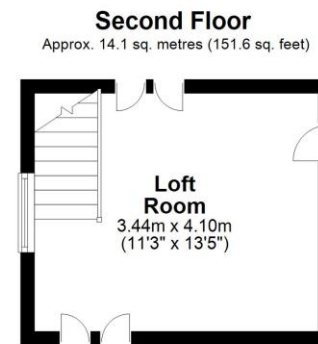
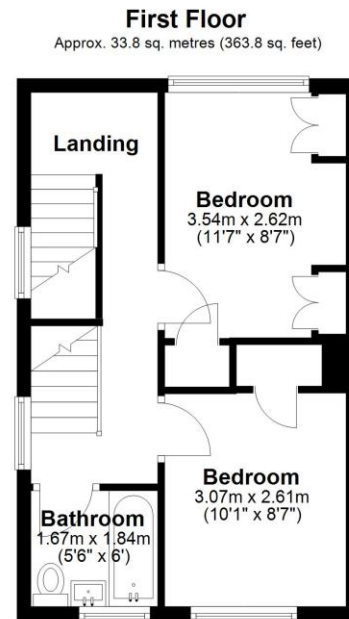
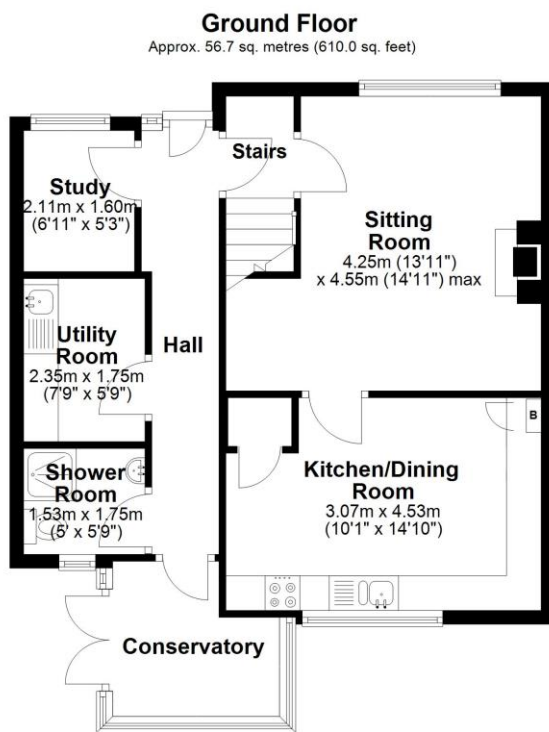
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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 second mini roundabout turn left into Priory Road. Take the second left turn into Bulpit Lane. Continue over the crossroads into Coldharbour Road, bear left into Park Way and No.59 will be found around on the left hand side.

- Entrance Hall
- Boot Room
- Utility
- Cloakroom/Shower Room
- Kitchen
- Sitting Room
- Conservatory
- Two Bedrooms
- Loft Room
- Bathroom
- Garage
- Driveway
- Lovely Gardens
- Gas to Radiator Heating



Total area: approx. 104.6 sq. metres (1125.4 sq. feet)



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

Door to:-

Entrance Hall

Two radiators. Wooden flooring. Door to inner hall.

Boot Room

6' 11" (2.11m) x 5' 3" (1.6m).

Utility

7' 9" (2.35m) x 5' 9" (1.75m). Single drainer stainless steel sink unit with a cupboard below. Wall cupboards and tiled surrounds. Plumbing for automatic washing machine. Appliance space. Tiled floor.

Cloakroom/Shower Room

With a shower enclosure, wash hand basin and w.c. Chrome finish heated towel rail. Tiled floor and surrounds. Extractor fan.

Conservatory

A part brick and double glazed construction with doors to the garden. Tiled floor.

Kitchen

14'10" (4.53) x 10'1" (3.07m). Fitted with a range of white gloss fronted wall and base units with drawers, work surfaces over and tiled surrounds. Under unit lighting. Built-in electric oven, grill, microwave, gas hob and extractor. Single drainer stainless steel sink unit with a mixer tap. Space for a table and chairs. Larder cupboard. Radiator. Wooden flooring.

Sitting Room

14'11" (4.55m) max x 13'11" (4.25m). Fireplace with a woodburning stove. Radiator.

Staircase gives access to landing

Side window.

Bedroom 1

11' 7" (3.54m) x 8' 7" (2.62m). Built-in wardrobe. Radiator.

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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 2

10'1" (3.07m) x 8' 7" (2.61m) max. Fitted wardrobes with overhead storage. Radiator.

Staircase gives access to third floor

Bedroom 3

13'5" (4.10m) max x 11'3" (3.44m) max. Eaves storage.

Bathroom

Comprising twin grip panelled bath with a shower attachment. wash hand basin and w.c. Tiled surrounds. Radiator.

Garage

To the side with a metal up and over door.

At the front of the property is

A fabulous lawned garden with extremely well stocked border, hedging and a generous gravelled driveway for off road parking.

At the rear of the property is

A paved terrace leading to a good sized garden laid to grass with a brick edged water feature, well stocked borders and large vegetable garden. Water softener unit. Garden shed and wood store. The garden backs directly onto Hungerford Common and is approx. 50' (15.24m) x 45' (13.72m).

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		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

