



West End House

17A Park Street, Hungerford, Berkshire, RG17 0EF





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Guide £450,000

Situated in a very convenient location, this really is a hidden gem ideally placed for walking on the common, access to the railway and the town.

Description

The property has been considerably improved by the present owners and the accommodation includes a separate hall, a good sized reception room with doors to a rear terrace and a tastefully refitted kitchen. The kitchen includes all of the main integrated appliances for a clean finish with a door directly onto the garden. On the first floor there is a landing with good natural light which leads to the three bedrooms. The bathroom has been refitted in a smart contemporary style and includes a separate walk-in shower. Outside there is a fabulous partly walled garden with secure gated access. There is a lovely paved terrace, beautifully manicured lawn and extremely well stocked borders providing good interest, colour and structure. A viewing is strongly advised to fully appreciate the overall qualities of this very comfortable home.

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 right into Park Street. No.17a will be found along on the right hand side.

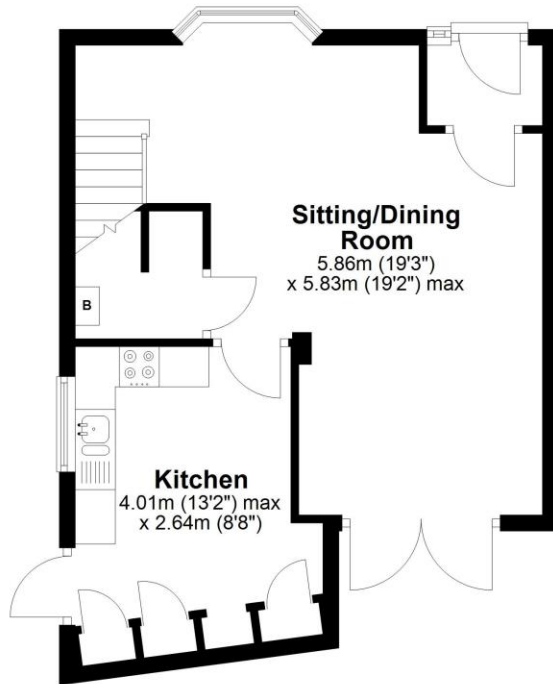
- Porch
- Entrance Hall
- Sitting Room/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Beautiful Garden
- Gas to Radiator Heating





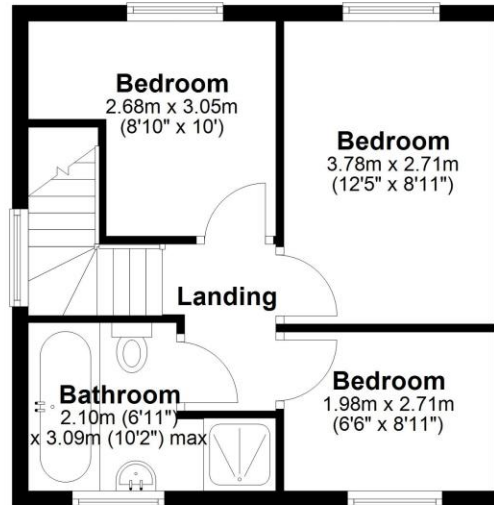
Ground Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 73.9 sq. metres (795.6 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
Plan produced using PlanUp.



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

Porch

Outside light.

Entrance Hall

Radiator. Wood effect flooring.

Sitting Room/Dining Room

Feature fire surround (not open). Wood effect flooring. Two radiators. Understairs cupboard with a wall mounted gas fired boiler for domestic hot water and central heating. French doors to garden.

Kitchen

Fitted with a traditional Shaker style range of units with solid wood worktops and matching upstand. Single drainer sink unit with a waste disposal unit. Built-in gas hob, glass splashback and extractor over. Built-in electric oven and oven/microwave. Integrated larder fridge and separate freezer. Integrated washer/dryer and dishwasher. Pull-out larder cupboard and corner carousel unit. Contemporary upright radiator. Tiled floor. Electric underfloor heating. Recessed spotlights. Stable door to garden.

Staircase gives access to landing

Side window with good natural light. Access to loft.

Bedroom 1

Radiator.

Bedroom 2

Radiator.

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Bedroom 3

Radiator.

Bathroom

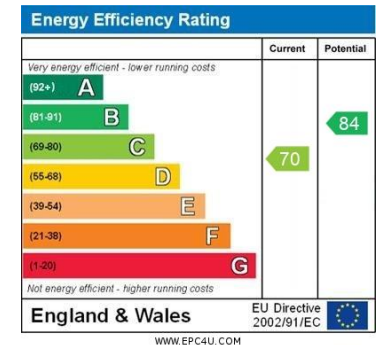
Fitted with a smart contemporary style to include a double ended bath with side taps, wash hand basin with storage below and w.c. Tiled surrounds. Wall mirror. Upright radiator. Separate shower enclosure with a deluge head and extractor.

Outside

There is a fully enclosed partly walled garden with secure gated access for peace of mind and security. The beautifully maintained gardens are a particular feature with a good degree of privacy, incredibly well stocked borders and lawn. Block paved pathways lead to the front and to the side with a generous terrace for relaxing and entertaining. There is a summerhouse with light and power, log store and bin store. Outside power points, tap and sensor lighting. The garden extends to the rear where there is a small intimate courtyard.

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.



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