



10 Burfords

East Garston, Hungerford, Berkshire, RG17 7HL

marc allen

www.marcallen.co.uk



10 Burfords

East Garston, Hungerford, Berkshire, RG17 7HL

Guide £475,000

A very spacious detached bungalow that has been extended to create a comfortable home.

Description

The property sits in a good sized corner plot of 1/3 of an acre. The versatile accommodation flows well and includes good hall space and a separate cloakroom. The kitchen opens through into the dining room to create a very sociable area with doors directly out to the rear patio. The sitting room is of lovely proportions with a woodburning stove, distinctive picture window and double french doors to the garden. There are three bedrooms, one of which has a full en-suite bathroom. There is also a second bathroom. The property sits nicely within the plot so has good frontage with driveway to the garage. There is also a useful brick built garden store to the rear of the garage and a separate utility. The rear garden offers a good degree of privacy, with a paved patio and numerous mature trees and shrubs, with an emphasis on wildlife.

East Garston

East Garston is a pretty village between Hungerford and Lambourn with the River Lambourn flowing through. There is a cafe and a gastro pub. The nearest village is Lambourn which has a range of local shops, primary and nursery schools, public houses, community/sports centre and medical centre. Newbury with its comprehensive shopping and leisure facilities is approximately 12 miles away with a mainline railway station to Reading and London (Paddington). The M4 can be joined at junction 14 (approximately 6 miles).

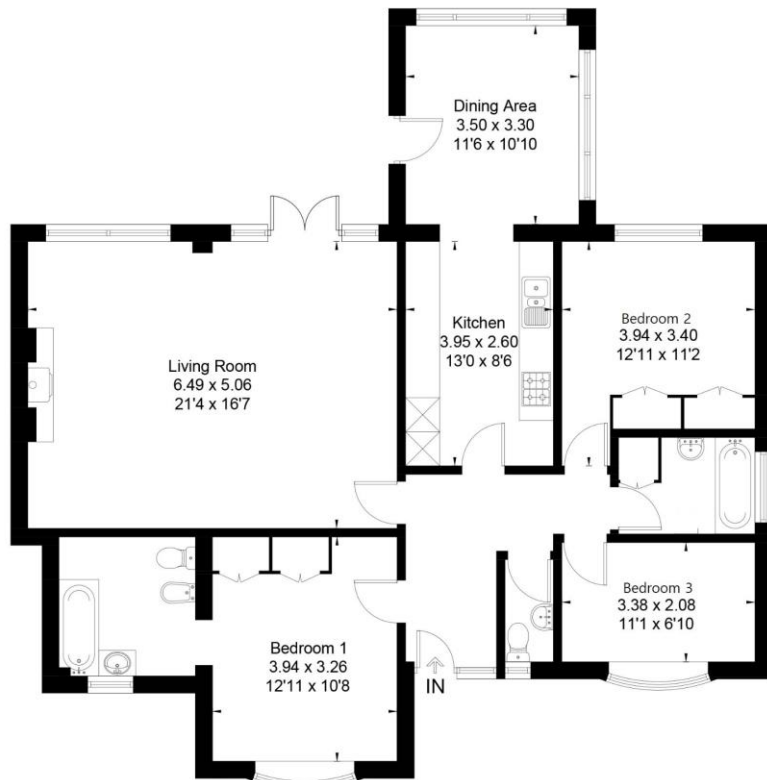
Directions

From our office turn right down the High Street, right at The Bear Hotel and at the second roundabout turn left signposted M4. Pass under the motorway and continue ahead to Great Shefford. On reaching the village, bear left signposted East Garston. Turn right into the village and take the second right turn into Burfords. No.10 will be found at the end on the left.

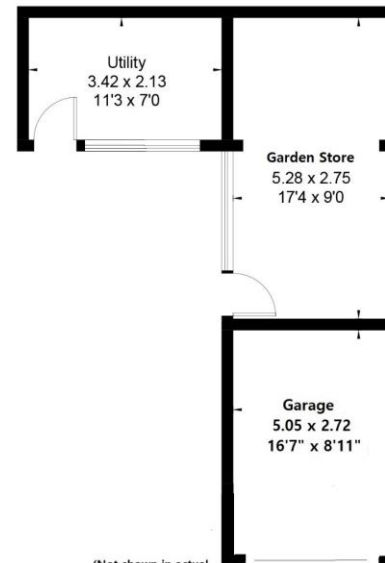
- Entrance Hall
- Cloakroom
- Sitting Room with double french doors to patio
- Kitchen/Dining Room
- Three Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Utility
- Garage
- Garden Store
- Driveway
- Gardens
- Air Source Heating



Approximate Floor Area = 111.7 sq m / 1202 sq ft
 Outbuilding = 36.5 sq m / 393 sq ft
 Total = 148.2 sq m / 1595 sq ft



Ground Floor



(Not shown in actual
location/orientation)



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

Porch

Entrance Hall

Two radiators. Access to loft. Parquet flooring beneath the carpet.

Cloakroom

With a wash hand basin and w.c. Radiator. Tiled surrounds.

Sitting Room

Stone fireplace with a woodburning stove. Picture window and double french doors to garden. Radiator.

Kitchen/Dining Room

Fitted with a range of two tone wall and base storage units with drawers, work surfaces over and tiled surrounds. Single drainer double bowl stainless steel sink unit with a mixer tap. Built-in Neff electric oven, grill, ceramic hob and extractor. Amtico flooring. Radiator. Door to garden.

Bedroom 1

Built-in wardrobes. Radiator.

En-Suite Bathroom

A coloured suite comprising panelled bath with side taps, wash hand basin with a cupboard below, w.c. and bidet. Heated towel rail.

Bedroom 2

Built-in wardrobes. Radiator.

Bedroom 3

Radiator. Parquet flooring beneath the carpet.

Bathroom

Comprising twin grip panelled bath and wash hand basin. Heated towel rail. Tiled surrounds. Amtico flooring. Cupboard with folding louvre doors housing hot water cylinder.

Utility

With a Belfast style sink. Plumbing for automatic washing machine. Appliance space.

Garage

A single garage to the side of the house.

Garden Store

A good sized, brick built useful storage area.

At the front of the property

There is a driveway to the garage with a mature garden, beech hedging and a gate to the side. Outside lighting.

At the rear of the property is

A mature wildlife inspired garden with a wide range of plants, shrubs and trees providing good structure and interest. Wide paved terrace. The garden extends to the side where there is a further paved area, shrubs and a gate to the front. Daikin air source heat pump and concrete base with dampers.

Services

All mains connected, except gas. 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		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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

marc allen