



for sale
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29 Kennedy Meadow
Hungerford, Berkshire, RG17 0LR

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Guide £465,000

A very nicely proportioned four bedroom house with accommodation arranged over three floors, situated on the favoured Kennedy Meadow development.

Description

The accommodation includes good hall space with built-in storage, and a useful downstairs cloakroom. The kitchen/dining room has a range of light coloured units, some integrated appliances and ample space for a family table. The sitting room has a feature fireplace and doors to the conservatory. This is a valuable extension to the living space, particularly for family life. Stairs rise to the generous first floor landing where there are three bedrooms, two of which have built-in wardrobes. These bedrooms are served by the family bathroom which includes a shower. A second staircase rises to the top floor and the main bedroom. There is a dressing area with a built-in wardrobe together with a full en-suite bathroom that includes a shower. Outside there is a double width driveway for off road parking and an enclosed rear garden laid to grass with trees, a shed and useful side access.

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).

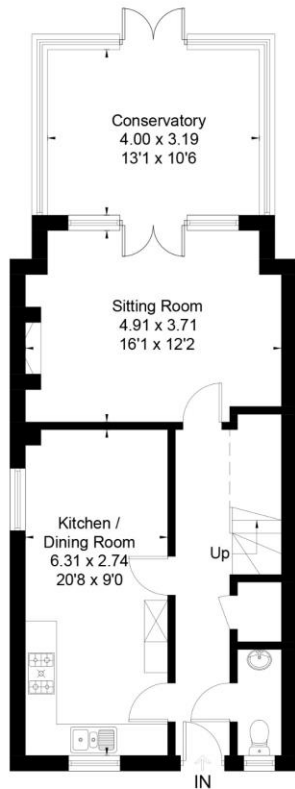
Directions

From our office turn left up the High Street and at the third roundabout turn left into Kennedy Meadow. Take the first left turn and No.29 will be found on the right hand side.

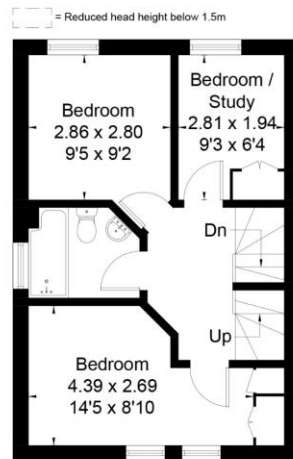
- Entrance Hall
- Cloakroom
- Kitchen/Dining Room
- Sitting Room
- Conservatory
- Four Bedrooms
- Family Bathroom
- En-Suite Bathroom
- Driveway
- Rear Garden



Approximate Floor Area = 125.4 sq m / 1350 sq ft



Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Shed
2.37 x 0.89
7'9 x 2'11



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

Stable door to:-

Entrance Hall

Wood effect flooring. Radiator. Built-in cupboard.

Cloakroom

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

Kitchen/Dining Room

Fitted with a range of light coloured wall and base units with drawers, work surfaces over and open shelving. Single drainer stainless steel sink unit with a mixer tap. Integrated dishwasher. Built-in electric oven, gas hob and extractor over. Cupboard with recently installed Worcester gas fired boiler for domestic hot water and central heating. Space for a table. Appliance space. Wood effect flooring. Radiator.

Sitting Room

Feature fireplace with a real flame gas fire. Two radiators. Wood effect flooring. Double doors to:-

Conservatory

Doors to garden.

Staircase gives access to landing

Radiator.

Bedroom 2

Built-in wardrobe. Radiator.

Bedroom 3

Radiator.

Bedroom 4

Built-in wardrobe. Radiator.

Bathroom

A white suite comprising shaped bath with a folding screen and shower over. Wash hand basin and w.c. Radiator. Electric shaver point. Tiled floor and surrounds.

Second Staircase gives access to

Bedroom 1

Built-in cupboards and dressing area with wardrobes. Radiator.

En-Suite Bathroom

A white suite comprising shaped bath with a screen and shower over. Wash hand basin and w.c. Tiled floor and surrounds. Radiator.

At the front of the property is

A double width driveway for off road parking. Outside light. Side access.

At the rear of the property is

A lawned garden laid to grass with established trees, seating area and garden shed. 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 identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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