



39 Church Street

Hungerford, Berkshire, RG17 0JH

marc allen





# 39 Church Street

Hungerford, Berkshire, RG17 0JH

Guide £495,000

An attractive period cottage conveniently situated in the heart of the town.

## Description

The property retains great character throughout with exposed beams and fireplaces in two of the reception rooms. The accommodation includes a dining hall, a cosy sitting room and a 'snug' off of the kitchen. The kitchen has a tasteful range of units and includes integrated appliances. On the first floor there are three bedrooms and a superb bathroom which includes a generous walk-in shower. Outside there is a utility, garden w.c. and a useful store shed. There is a good sized garden which enjoys a southerly aspect with seating areas, lawn and wildlife garden that includes a water feature. Unusually for a property of this type there is also a double garage at the rear. A viewing is strongly advised to fully appreciate the overall qualities of this comfortable home.

## Hungerford

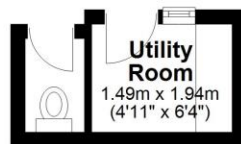
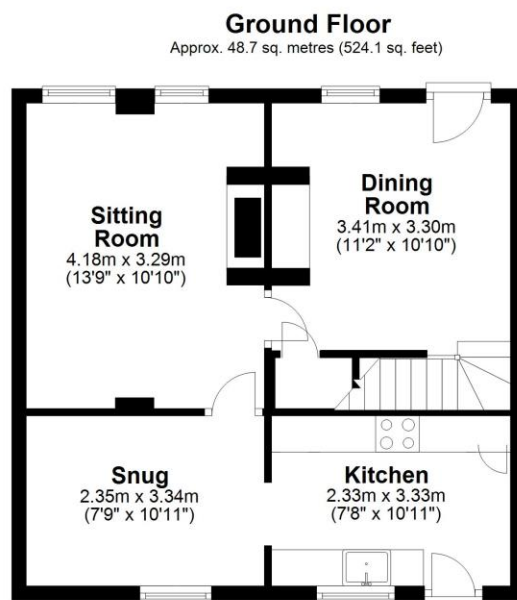
Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, restaurants, and leisure activities. The M4 motorway can be 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.

## Directions

From our office turn right down the High Street and first left into Church Street. No.39 is along on the left hand side.

- Dining Hall
- Sitting Room
- Snug
- Kitchen
- Three Bedrooms
- Bathroom
- Garage
- Garden
- Garden W.C./Store





Total area: approx. 93.1 sq. metres (1002.3 sq. feet)



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

Door to:-

Dining Room

11' 2" (3.4m) x 10' 9" (3.28m). Brick fireplace with a canopy. Radiator. Exposed timbers. Understairs cupboard.

Sitting Room

13' 8" (4.17m) x 10' 9" (3.28m). Brick fireplace with a woodburner. Exposed timbers. Contemporary upright radiator.

Snug

10' 11" (3.33m) x 7' 8" (2.34m). Exposed beams. Radiator.

Kitchen

10' 10" (3.3m) x 7' 7" (2.31m). Fitted with a range of cream fronted wall and base units with concealed lighting, solid wood worktops and tiled surrounds. Belfast style sink with a mixer tap. Built-in electric oven, microwave, ceramic hob and extractor over. Integrated fridge, freezer and dishwasher. Radiator. Exposed beam. Stable door to rear.

Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater.

Bedroom 1

11' 1" (3.38m) x 12' 9" (3.89m). Exposed brick chimney breast. Built-in cupboard. Radiator.

Bedroom 2

10' 11" (3.33m) x 7' 8" (2.34m). Radiator.

Bedroom 3

13' 8" (4.17m) x 8' 9" (2.67m) max. With an extensive range of fitted wardrobes, cupboards and drawers. Access to loft space. Radiator.

Bathroom

A contemporary suite comprising roll-top bath with side taps, wash hand basin with storage below and w.c. Large walk-in shower with a fixed glass screen. Upright heated towel rail. Inset light.

Utility

6' 4" (1.93m) x 4' 11" (1.5m). At the rear of the cottage with plumbing for automatic washing machine. Appliance space. Tiled floor.

Garden W.C. and Store

Garage

19' 4" (5.89m) max x 14' 6" (4.42m) max. With one automatic door and one metal door. Light and power.

At the rear of the property is

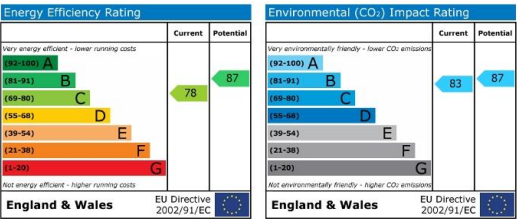
Steps lead up to an area of decking, part of which has a framework cover. The garden is laid to lawn with a pebbled area, further decking and a gate to a wildlife garden with a water feature. A further gate leads to the garage which has a personal door to the rear. Outside tap and light.

Please Note:

Photovoltaic solar panels on the roof provide an income.

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.



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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.

