



7 Laylands Green
Kintbury, Berkshire, RG17 9UL

marc allen

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£385,000

An attractive Neo Georgian end of terrace house situated in the village of Kintbury.

Description

The property has been extended and improved to create a comfortable home and the accommodation includes a separate hall with access into the garage and a useful downstairs cloakroom. The kitchen is fitted in a smart contemporary style and includes a built-in oven and oak finish flooring. The sitting room has a corner fireplace (not open) and oak finish flooring which runs through to the dining area. This is a particular feature, with lots of natural light and bi fold doors to the garden. On the first floor there are three bedrooms and a very nicely fitted shower room. The property has oil fired heating together with double glazing. Outside there is a driveway for off road parking, side access and a mature enclosed garden at the rear.

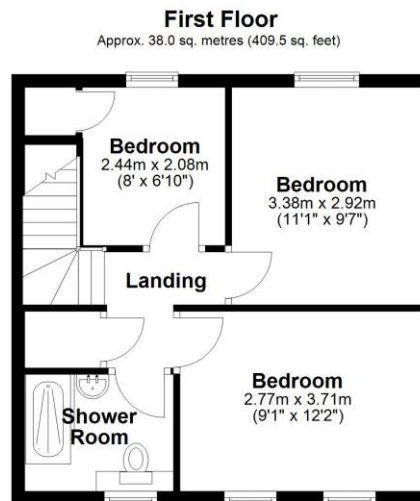
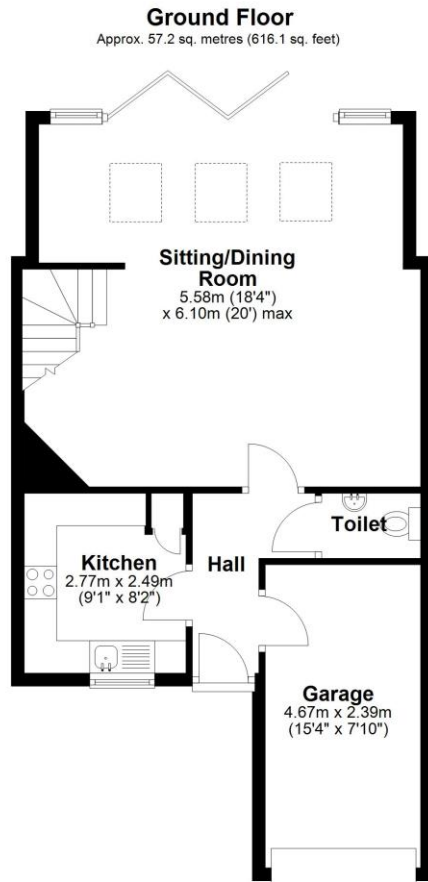
Kintbury

Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London (Paddington).

Directions

From our office, turn right down the High Street, first right into Park Street and continue over the common to Kintbury. On reaching the village, pass through the centre and turn right opposite Tweasles into Newbury Street. At the mini roundabout turn right into Burtons Hill, continue to Laylands Green and the house will be found along on the right hand side.

- Entrance hall
- Cloakroom
- Kitchen
- Sitting Room
- Dining Area
- Three bedrooms
- Shower Room
- Garden
- Garage



Total area: approx. 95.3 sq. metres (1025.7 sq. feet)



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

Porch

Door to

Entrance Hall

Oak finish flooring. Radiator. Door to garage.

Cloakroom

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

Kitchen

Fitted with a range of white gloss fronted wall and base units with drawers work surfaces over upstand. Single drainer sink unit with a directional tap. Built-in electric oven, ceramic hob and extractor over. Integrated fridge. Plumbing for dishwasher and slimline space. Oak finish flooring.

Sitting Room

Oak finish flooring. Radiator. Feature corner fire surround and electric fire. Opening to:-

Dining Area

Oak finish flooring. Radiator. Three skylights. Bifold doors to garden.

Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater. Access to loft.

Bedroom 1

Built-in wardrobe and dressing table. Radiator.

Bedroom 2

Radiator.

Bedroom 3

Built-in wardrobe. Radiator.

Shower Room

Tastefully fitted to include a generous walk-in shower area, wash hand basin and w.c. Chrome finish heated towel rail. Tiled floor. Extractor fan.

Garage

To the side with an electric roller shutter door. Light and power. Plumbing for automatic washing machine. Oil fired boiler for domestic hot water and central heating.

At the front of the property is

A driveway in front of the garage with an additional gravelled area to the side. Pathway to the house.

At the rear of the property is

An enclosed garden with very well stocked borders and a circular artificial grass area. Screened oil tank. Gate to rear.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 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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