



17 De Montfort Grove  
Hungerford, Berkshire, RG17 0DQ

marc allen

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# 17 De Montfort Grove

Hungerford, Berkshire, RG17 0DQ

£595,000

A very nicely presented detached bungalow with a lovely mature garden, situated in an established residential area of the town.

## Description

The property has gas to radiator heating, together with double glazing and includes good hall space, a large sitting room with doors to the garden and a Shaker style kitchen. There is also a useful side lobby with access to the garden, a utility room and a cloakroom. There are three bedrooms, two of which have built in wardrobes. The spacious shower room has an easy-access shower and traditional white suite. Outside there is a good frontage with lawn and shrubs, a driveway to the garage and side access. The rear garden is a particular feature with a wide paved terrace, extremely well stocked borders, lawn and a pleasant backdrop. NO ONWARD CHAIN.

## 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).

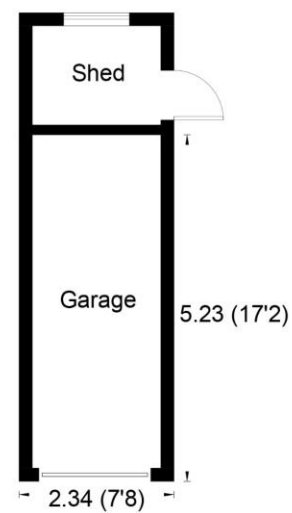
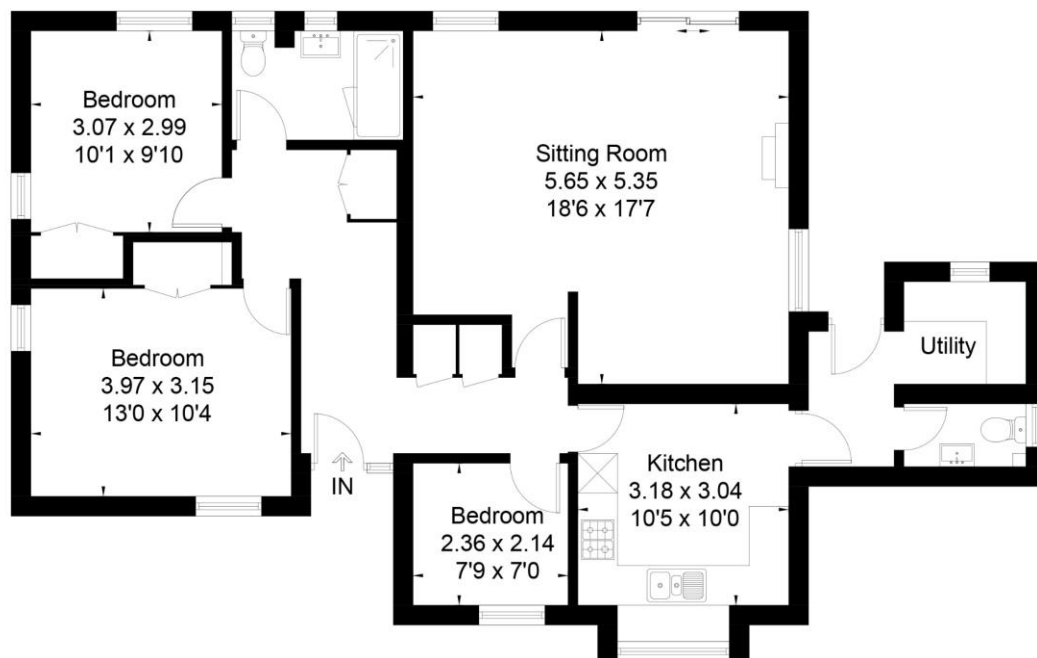
## Directions

From our office, turn left up the High Street and straight over at the mini roundabout. At the second mini roundabout, turn left into Priory Road and take the fourth right into De Montfort Grove. No 17 will be found along on the left hand side.

- Entrance Hall
- Sitting Room
- Kitchen
- Side Lobby
- Utility Room
- Cloakroom
- Three Bedrooms
- Shower Room
- Garage
- Garden
- Gas to Radiator Heating
- Double Glazing



Approximate Floor Area = 98.5 sq m / 1060 sq ft  
 Garage = 9.8 sq m / 105 sq ft (Excluding Shed)  
 Total = 108.3 sq m / 1165 sq ft



(Not Shown In Actual  
Location / Orientation)



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

### Porch

Door to

### Entrance Hall

Radiator. Built in cupboard and boiler cupboard with a gas fired boiler for domestic hot water and central heating. Airing cupboard with hot water tank and immersion heater.

### Sitting Room

With a feature fireplace (not open) and stone surrounds. Two radiators. Double glazed patio doors.

### Kitchen

Fitted with a range of Shaker style wall and base units with drawers , granite work surfaces over, upstand tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Integrated dish washer. Built in electric oven, ceramic hob and extractor over. Radiator.

### Side Lobby

Door to garden.

### Utility

With a further range of units, work surfaces and appliance space. Plumbing for automatic washing machine.

### Cloakroom

With a wc and wash hand basin with cupboard below. Chrome finished heated towel rail.

### Bedroom 1

Built in wardrobe. Radiator.

### Bedroom 2

Built in wardrobe. Radiator.

### Bedroom 3

Radiator.

### Shower Room

With an easy access shower enclosure, wash hand basin with a cupboard below and wc. Chrome finished heated towel rail.

### Garage

To the front with a remote controlled roller shutter door.

### At the front of the property is

A generous frontage laid to grass with shrubs and a driveway to the garage.

### At the rear of the property is

A wide paved terrace leading to a lovely mature garden laid to lawn, with well stocked borders of trees, shrubs and an area for vegetables. Garden shed and side access. Outside tap. The gardens are a particular feature with good structure and interest, together with a pleasant backdrop.

### 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		81 B
69-80	C		
55-68	D	66 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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