



3 Hillside Road
Hungerford, Berkshire, RG17 0BH

marc allen



3 Hillside Road

Hungerford, Berkshire, RG17 0BH

Guide £440,000

A very nicely proportioned detached house situated in an established residential area of the town.

Description

The accommodation includes good hall space from which the stairs lead, a useful downstairs cloakroom and a generous sitting room with lots of natural light. The kitchen has a range of shaker style units and now opens into the garden room/dining room. This is a valuable extension to the living space, with a part vaulted ceiling and doors to the garden. On the first floor there were originally four bedrooms, but one of those has been opened up to create a dressing room. The door to the landing remains, so the bedroom could be reinstated by way of a new stud wall, if required. Outside there is a double width gravelled driveway and enclosed landscaped garden at the rear designed with ease of maintenance in mind. A gate leads to the garage at the rear.

Hungerford

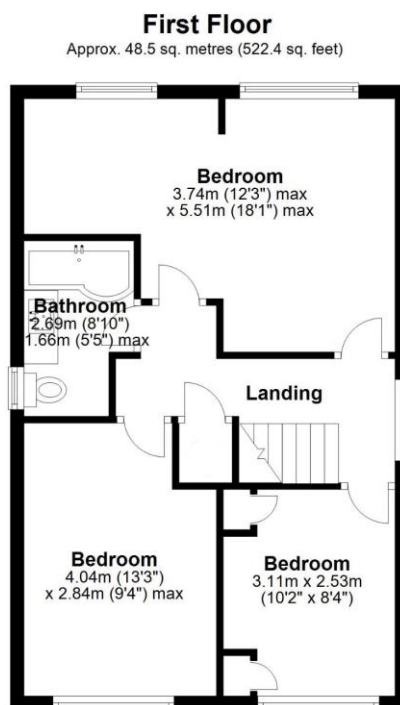
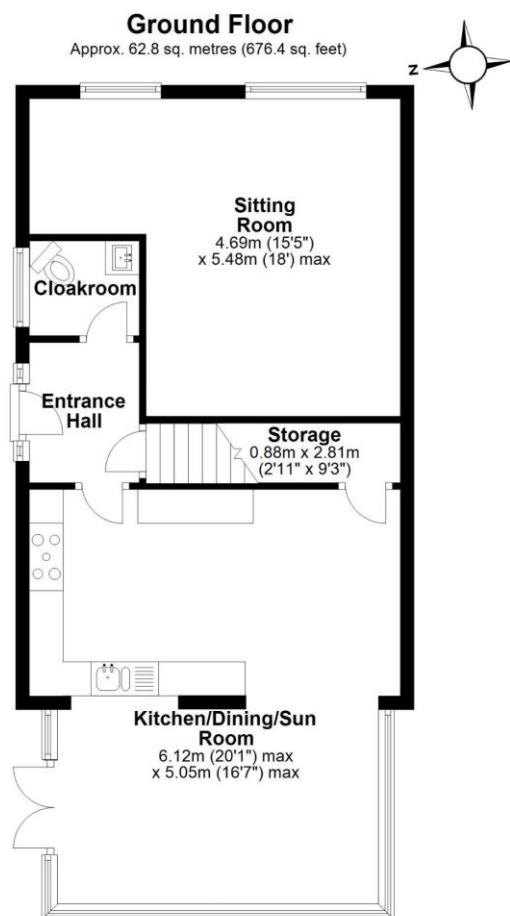
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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 second roundabout turn left into Priory Road. Take the first left turn into Hillside Road and No.3 is around on the left hand side.

- Entrance Hall
- Sitting Room
- Dining Room/Garden Room
- Kitchen
- Four Bedrooms (one currently used as a dressing room)
- Bathroom
- Garage
- Driveway
- Garden



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

Porch

Entrance Hall
Radiator.

Cloakroom

With a wc and wash hand basin with storage below. Part panelled walls
Tiled floor and surrounds.

Sitting Room

Contemporary wall mounted gas fire. Two radiators.

Kitchen

Fitted with a range of cream coloured wall and base units with solid wood worktops and tiled surrounds. Single drainer sink unit with a mixer tap and water softener under worktop to the side of the sink. Plumbing for automatic washing machine, dishwasher and appliance space. Space for a range cooker and extractor over. Larder cupboard. Cupboard housing gas fired boiler for domestic hot water and central heating. Radiator.

Dining Room/Garden Room

With a part vaulted ceiling. Electric heater/cooling unit. Doors to garden.

Stairs give access to landing

Radiator. Access to loft. Built in cupboard.

Bedroom 1

Radiator. Opening to:

Dressing Area/Bedroom 4

With fitted wardrobe, dressing table and radiators.

Bedroom 2

Bedroom 3

Radiator.

Bathroom

A white suite comprising shaped bath with a thermostatic shower over and screen. Wash hand basin with a cupboard below and wc. Chrome finish heated towel rail.

Garage

To the rear with a metal up and over door. Light and power.

At the front of the property is

A double width graveled driveway with low fencing and access to the house.

At the rear of the property is

A lovely paved garden with well stocked borders and charming lower terrace with trellis and roses. Gate to rear. Outside light, tap and power point.

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	74 C	
55-68	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

www.marcallen.co.uk