



1 Sanden Close

Hungerford, Berkshire, RG17 0LA

marc allen

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£575,000

A substantial semi-detached house situated in an established residential area of the town.

Description

The property has been extended to create a very comfortable family home and includes good hall space, a sitting room with a fireplace and a dining room with doors to the garden. The kitchen has a range of Shaker style units with space for a table. There is also a downstairs cloakroom and utility area with access to the garden and the remainder of the garage. On the first floor there are four well balanced bedrooms, a family bathroom and an en-suite shower room. Outside there is good frontage with off road parking for several vehicles and a rear garden with a wide paved terrace, lawn and mature hedging.

Hungerford

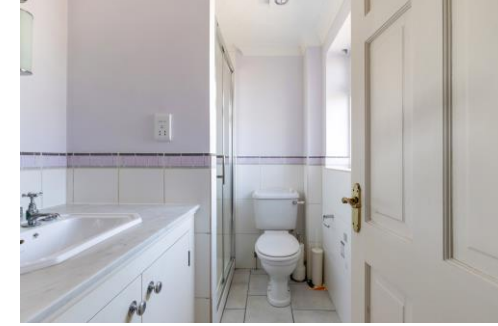
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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).

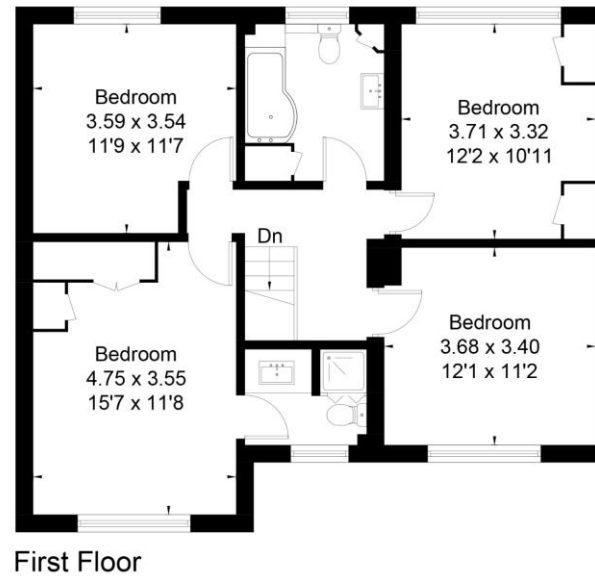
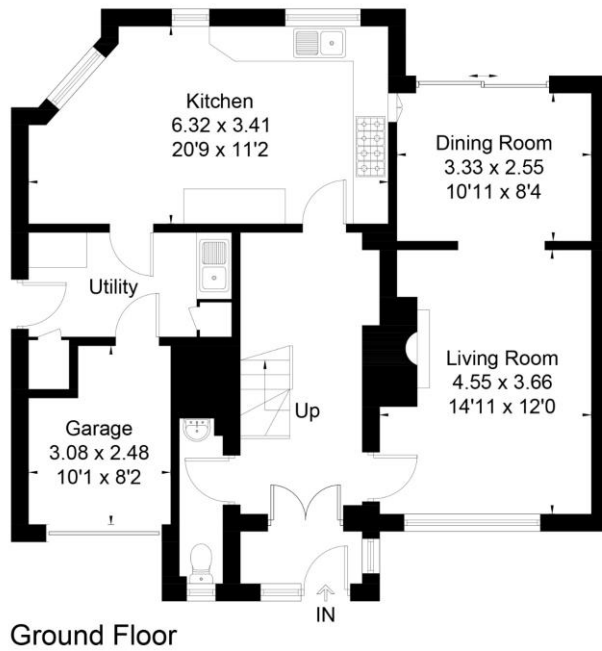
Directions

From our office turn left up the High Street and at the first mini roundabout turn right into Atherton Road. At the T junction turn left into Church Way and second right into Homefield Way. Take the first left turn into Sanden Close and No.1 is on the left hand side.

- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Utility Room
- Kitchen/Breakfast Room
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Garage (for storage only)
- Driveway
- Gardens



Approximate Floor Area = 154.9 sq m / 1667 sq ft (Including Garage)



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

Porch

Radiator. Doors to:-

Entrance Hall

Wood effect flooring. Radiator. Stairs to first floor.

Cloakroom

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

Sitting Room

Fireplace with a granite surround and mantelpiece. Radiator. Double doors to:-

Dining Room

Radiator. Double glazed patio doors to garden.

Utility Room

With a range of further range of wall and base units with a sink, plumbing for automatic washing machine and appliance space. Broom cupboard and boiler cupboard. Door to garage and garden.

Kitchen//Breakfast Room

Fitted with a range of Shaker style wall and base units with drawers, granite work surfaces over and tiled surrounds. Sink unit with a mixer tap. Space for a range cooker with an extractor over. Integrated dishwasher. Tiled floor. Space for a table.

Staircase gives access to landing

Radiator. Access to loft.

Bedroom 1

Built-in wardrobes and cupboard. Radiator.

En-Suite Shower Room

With a shower enclosure, w.c. and wash hand basin with a cupboard below. Tiled floor and surrounds. Heated towel rail.

Bedroom 2

Radiator.

Bedroom 3

Built-in wardrobe and cupboard. Radiator.

Bedroom 4

Radiator.

Bathroom

A white suite comprising shaped panel bath with a shower over and screen, wash hand basin and w.c. Tiled floor and surrounds. Heated towel rail. Linen cupboard with radiator.

Garage (remainder of)

To the side with a metal up and over door. Light and power. Please note: The garage is for storage only as it is not big enough for a car.

At the front of the property is

A generous driveway for off road parking, retaining wall and border. Outside tap and light.

At the rear of the property is

A wide paved terrace leading to a lawned garden with mature hedging, a further patio and garden shed. Pathway and gate to the side. Outside light and tap.

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		82 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.

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