



37 Queens Way

Kintbury, Hungerford, Berkshire, RG17 9XE

marc allen

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Guide £380,000

A fabulous semi-detached house with a smart contemporary finish, a generous corner plot and potential to extend, subject to the usual consents.

Description

The accommodation includes good hall space from which the stairs lead, a sitting room with a feature fireplace and a spacious kitchen with shaker style units and solid wood worktops. The kitchen opens in to the conservatory to create a very practical and sociable living space. There is also a family room/study that could possibly be used as a third bedroom if required. On the first floor there are two double bedrooms and a smart bathroom that includes a shower. Outside there is a wide frontage laid to grass with mature hedging and a double width block paved driveway.

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

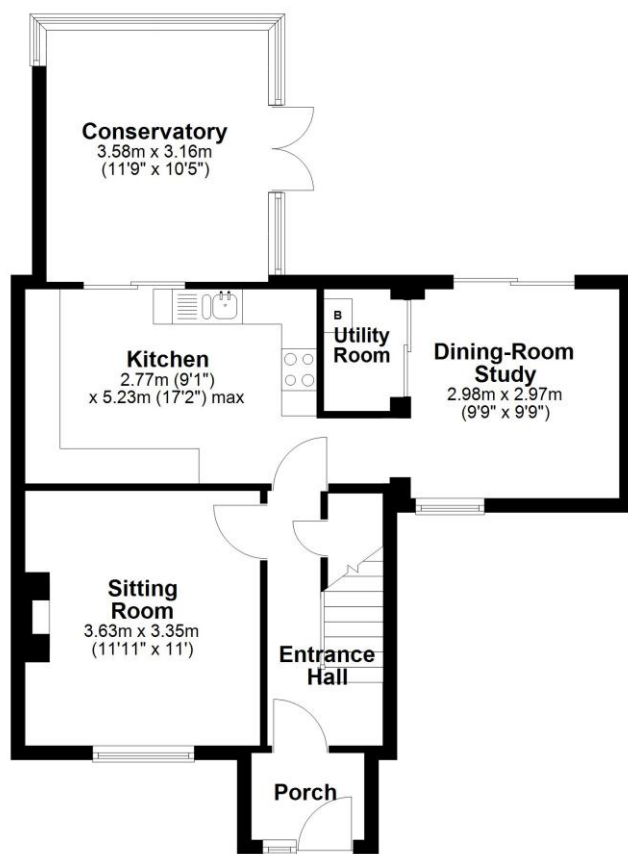
From our office, turn right at the High Street and right again at the mini roundabout. Continue straight towards Kintbury, and turn right onto Newbury Street. Turn right into Craven Way, and then take the first left into Queens Way. No 37 will be found along on the left-hand side.

- Entrance Hall
- Sitting Room
- Kitchen
- Conservatory
- Dining Room/Study/Bedroom Three
- Two Bedrooms
- Bathroom
- Double width paved driveway
- Good Sized Garden



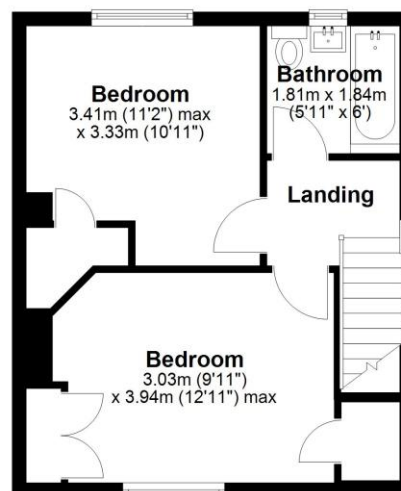
Ground Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



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

Enclosed Porch

Tiled floor.

Entracne Hall

Tiled floor. Stairs to first floor. Traditional style radiator. Understairs cupboard.

Sitting Room

Feature fireplace (not in use). Traditional style radiator. Oak finish flooring.

Kitchen

Fitted with a range of shaker style wall and base units with drawers, solid wood worktops with under unit lighting and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, ceramic hob and extractor over. Integrated fridge and two freezers. Traditional style radiator. Opening to:

Conservatory

A part brick and double-glazed construction with doors to the garden.

Dining Room/Family Room

Patio doors to garden. Traditional style radiator. Oak finish flooring. Utility cupboard. Oil fired boiler for domestic hot water and central heating. Plumbing for automatic washing machine and appliance space. Fitted shelving.

Staircase give access to landing

Side window. Access to loft.

Bedroom 1

Built in wardrobes. Traditional style radiator. Oak finish flooring.

Bedroom 2

Built in wardrobes. Traditional style radiator. Oak finish flooring.

Bathroom

A contemporary white suite comprising panelled bath with a shower over and screen, wall hung basin and wc. Tiled floor and surrounds. Chrome finish heated towel rail. Extractor fan.

At the front of the property is

A very good frontage laid to grass with hedging, shrubs and a double width block paved driveway. Outside lighting.

At the rear of the property is

A paved terrace leading to a good sized garden laid to grass with shrubs and mature trees. Garden shed. Oil tank. The garden is enclosed by wooden fencing with a gate to the side.

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		
55-68	D		61 D
39-54	E	53 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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