



12 Atherton Crescent  
Hungerford, Berkshire, RG17 0LE

marc allen

[www.marcallen.co.uk](http://www.marcallen.co.uk)





# 12 Atherton Crescent

Hungerford, Berkshire, RG17 0LE

Guide £375,000

A fabulous character property that has been considerably improved to create a very comfortable home within the town.

## Description

The property has gas to radiator heating together with tasteful double glazing and the accommodation includes good hall space and storage, a sitting room with a fireplace and bespoke cupboards to either side. The kitchen has a range of smart dark blue units, solid wood worktops and integrated appliances. The bespoke bench seat is a creative addition to maximise space. There is also a ground floor cloakroom and utility room. On the first floor there is a generous landing with natural light, three bedrooms and a nicely fitted bathroom that includes a shower. Outside there is good frontage with driveway parking and a large garden at the rear. A viewing is strongly advised to fully appreciate the overall qualities of this lovely property.

## 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).

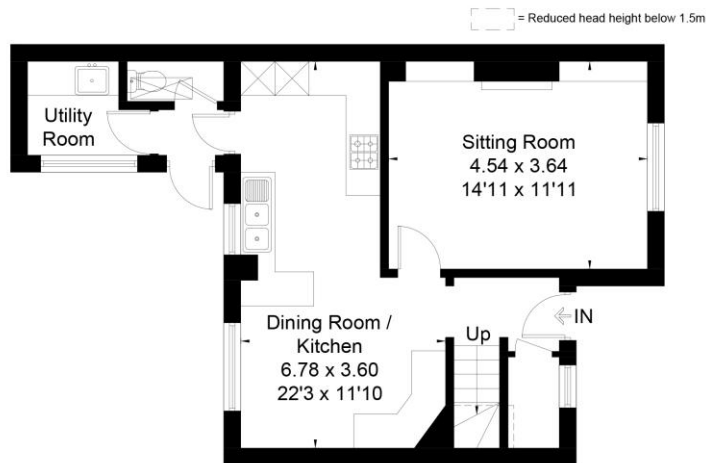
## Directions

From our office, turn left up the High Street and turn right at the mini roundabout. Take an immediate left into Atherton Crescent and no.12 will be found along on the right hand side.

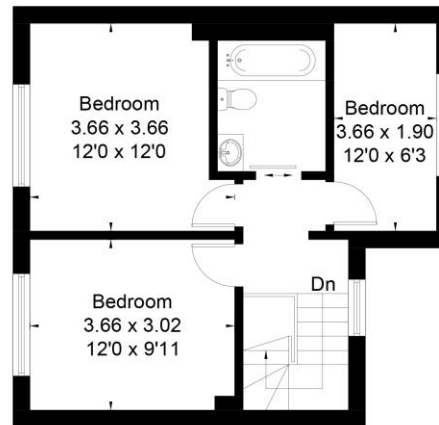
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility
- Cloakroom
- Three Bedrooms
- Bathroom with Shower
- Double Width Driveway
- Good Sized Garden
- Gas to Radiator Heating
- Replacement Double Glazing



Approximate Floor Area = 93.8 sq m / 1010 sq ft  
 Shed / Workshop = 5.4 sq m / 58 sq ft  
 Total = 99.2 sq m / 1068 sq ft



Ground Floor



First Floor

Shed / Workshop  
2.99 x 1.80  
9'10 x 5'11



(Not Shown In Actual Location / Orientation)



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



### Porch

Outside light. Door to:-

### Entrance Hall

Radiator. Wood effect flooring. Built in cupboard with space for coats. Wall mounted gas fired boiler for domestic hot water and central heating.

### Sitting Room

Fireplace with a fitted electric fire and cupboards to either side. Radiator. Wood effect flooring.

### Kitchen/Dining Room

A fabulous open plan space providing a very usable and sociable space. The kitchen has a distinctive range of blue fronted wall and base units with drawers, solid wood worktops and tiled surrounds. Under unit lights, double Belfast style sink unit with a mixer tap. Built in electric oven, ceramic hob and extractor over. Integrated fridge, freezer and dishwasher. Radiator. Wood effect flooring. Corner 'bench' seat to maximise space. Door to:-

### Rear Hall

Door to garden.

### Utility

Sink unit and work surface to the side. Plumbing for automatic washing machine. Tiled surrounds.

### Cloakroom

With a wc.

### Staircase gives access to landing

A generous space with good natural light. Access to loft.

### Bedroom 1

Radiator.

### Bedroom 2

Radiator.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

### Bedroom 3

Radiator.

### Bathroom

With a space saving 'Pocket' door. A white suite comprising panelled bath with a shower over and handheld spray. Wash hand basin with a cupboard below and wc. Tiled surrounds. Extractor fan. Chrome finish heated towel rail.

### At the front of the property is:

A double width driveway providing good off road parking and a pathway to the house, with Cotswold stone chippings and Lavender to either side.

### At the rear of the property is:

There is a paved area together with hard standing, a pathway to the garden and to the side. (The neighbour has a right of way here). Outside tap and light. The good sized garden is laid mainly to grass with a further area of hard standing and a bespoke garden shed.

### 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		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

marc allen

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.