



2 Bradley Close  
Kintbury, Berkshire, RG17 9UJ

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## 2 Bradley Close

Kintbury, Berkshire, RG17 9UJ

Guide £695,000

An attractive Neo-Georgian detached house situated in a small road of similar properties, with a pleasant outlook on to an open green and trees.

### Description

The very well proportioned accommodation includes good hall space, a useful downstairs cloakroom and a separate study. The spacious sitting room has an open fireplace with double doors into the dining room to create a very usable and sociable space. The kitchen/breakfast room has a distinct lantern roof light, ample space for a table and doors to the garden. There is also a separate utility room with access to the garden and in to the garage. On the first floor there are four well balanced bedrooms, all with fitted wardrobes, an en-suite shower room and a full family bathroom. Outside there is a double garage, private driveway parking and mature gardens. A viewing is strongly advised to fully appreciate the proportions and potential of this village home.

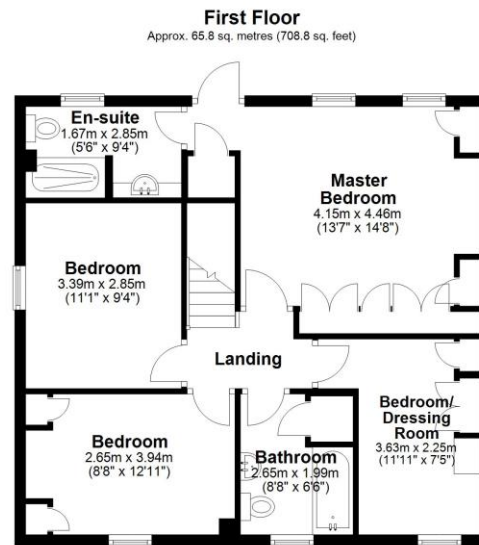
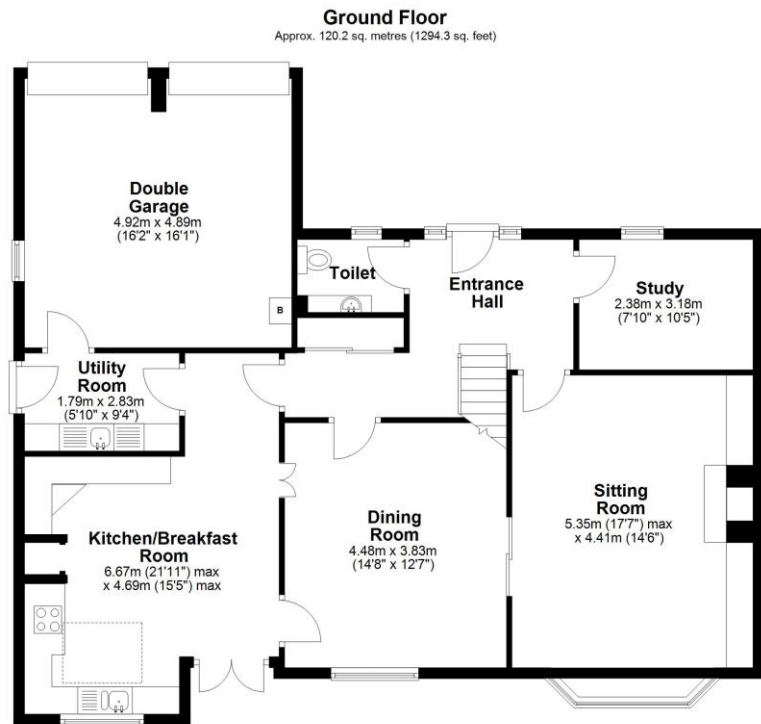
### Kintbury

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 down the High Street, first right into Park Street and continue over the common to Kintbury. At the centre of the village turn right into Inkpen Road and take the second left turn into Bradley Close. No.2 is on the right hand side.

- Entrance Hall
- Cloakroom
- Study
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Driveway
- Double Garage
- Gardens



Total area: approx. 186.1 sq. metres (2003.1 sq. feet)



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



**Porch**  
Door to:-

**Entrance Hall**  
Radiator. Stairs to first floor. Built-in cupboard.

**Cloakroom**  
With a w.c. and wash hand basin with cupboard below. Radiator.

**Study**  
Radiator.

**Sitting Room**  
Fireplace with a stone surround and display to the side. Radiator.

**Siding doors to:-**

**Dining Room**  
Radiator.

**Kitchen/Breakfast Room**  
Fitted with a range of limed wood finish wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built-in electric oven, hob and extractor. Integrated dishwasher. Radiator. Telephone point. Distinctive roof 'lantern' for natural light. Doors to garden.

**Utility**  
With further wall and base units. Double drainer stainless steel sink unit. Plumbing for automatic washing machine. Door to garage.

**Staircase gives access to landing**  
Access to loft.

**Bedroom 1**  
Fitted wardrobes and cupboards. Radiator. Built-in cupboard. Door to balcony.

**En-Suite Shower Room**  
With a generous shower enclosure, wash hand basin with drawers and cupboards below and w.c. Tiled floor and surrounds. Radiator.

**Bedroom 2**  
Fitted wardrobes and storage recess. Wood effect flooring. Radiator.

**Bedroom 3**  
Fitted wardrobes, overhead storage and dressing table. Radiator.

**Bedroom 4**  
Fitted wardrobes and drawers. Radiator.

**Bathroom**  
A white suite comprising panelled bath with a shower over, wash hand basin and w.c. Tiled surrounds. Heated towel rail. Linen cupboard with shelving.

**Double Garage**  
To the side with twin metal up and over doors. Oil fired boiler for domestic hot water and central heating.

**At the front of the property is**  
A wide frontage laid to grass with a double width driveway.

**At the rear of the property is**  
A good sized mature garden with a wide paved terrace leading to lawn with well stocked borders, shrubs and mature oak tree. Greenhouse and shed. Side access and oil tank.

**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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>73 C</b>
55-68	<b>D</b>	<b>57 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

