



20 Prospect Road  
Hungerford, Berkshire, RG17 0JL

marc allen

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# 20 Prospect Road

Hungerford, Berkshire, RG17 0JL

Guide £325,000

A brand new semi detached house situated in an established road within the town.

## Description

The tastefully finished property has a generous hall and downstairs cloakroom, a smart kitchen and sitting room with doors to the garden. On the first floor there are two well balanced bedrooms and a contemporary bathroom that includes a shower. The property has double glazing with underfloor heating on the ground floor and radiator heating on the first floor. Outside there is a double width driveway with an EV charging point and side access. There is a generous patio at the rear, lawned garden and a shed.

## 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).

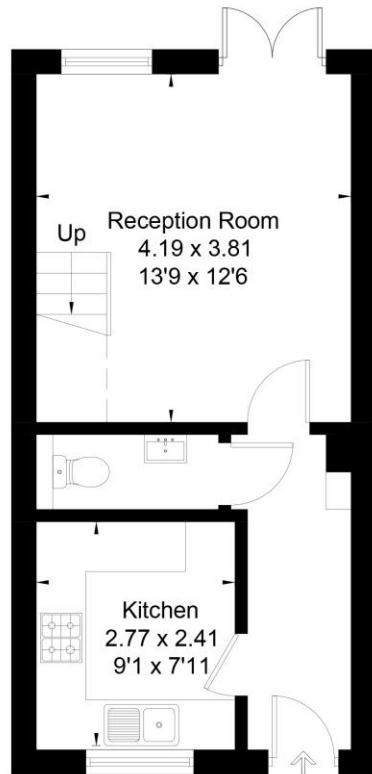
## Directions

From our office, turn left up the High Street, and right at the mini roundabout. Take the second turning on the right into Prospect Road and number 20 will be found along on the right hand side.

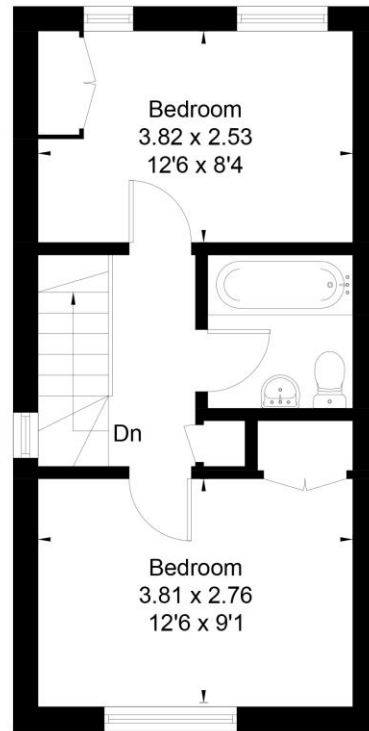
- Entrance Hall
- Cloakroom
- Sitting Room with doors to the garden
- Smart Kitchen with appliances
- Two Bedrooms
- Contemporary Bathroom with shower
- Underfloor and radiator heating
- Double glazing
- Double width driveway with EV charging point
- Turfed garden and shed
- Carpets included



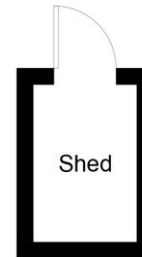
Approximate Floor Area = 62.1 sq m / 668 sq ft (Excluding Shed)



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)



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

#### Porch

Door to:-

#### Entrance Hall

#### Cloakroom

With a wash hand basin and wc.

#### Sitting Room

French doors to garden. TV aerial point. Stairs to first floor.

#### Kitchen

Fitted with a smart range of wall and base units with drawers, work surfaces over and upstand. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, ceramic hob, and extractor over. Integrated dishwasher. Plumbing for automatic washing machine. Appliance space.

#### Stairs give access to landing

Built in cupboard. Access to loft.

#### Bedroom 1

Built in wardrobe. Radiator.

#### Bedroom 2

Built in wardrobe. Radiator.

#### Bathroom

A white suite comprising panelled bath with a separate shower over and screen, wash hand basin with a cupboard below and wc. Chrome finished heated towel rail.

#### At the front of the property is

A double width driveway providing two off road parking spaces. EV charging point.

#### At the rear of the property is

There is a wide patio area leading to a lawned garden (will be turfed) with a shed and side access, enclosed by wooden fencing.



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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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