



## 2 Breach Square

Priory Avenue, Hungerford, Berkshire, RG17 0AT

marc allen





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Guide £475,000

An exceptional semi-detached bungalow that has been extended and tastefully finished to create a very comfortable and spacious home.

### Description

Attention to detail has been shown throughout and the accommodation flows well, to include a good sized sitting room with distinctive roof lanterns and a woodburning stove, a separate dining room and a tastefully fitted kitchen. Whilst the kitchen and dining room provide a sociable open plan space, the dining room can also be separated by way of feature sliding doors. An inner hall leads through to two of the bedrooms, both of which have a range of fitted storage, and a smart bathroom which includes a shower. There is also a useful utility room and a second bathroom which includes a separate shower. This serves the third bedroom (currently used as a gym) and as such could be quite self-contained if needs be. The property has double glazing together with gas heating which provides a combination of radiators and underfloor heating, all zoned for efficiency. The facias, soffits and guttering all were upgraded, as were the electrics and roof. Outside there is a driveway for off road parking for two cars, a useful workshop and a contemporary cabin/studio. The gardens have been tastefully landscaped with paved seating areas, raised beds and thoughtful planning, with an emphasis on ease of maintenance.

### 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

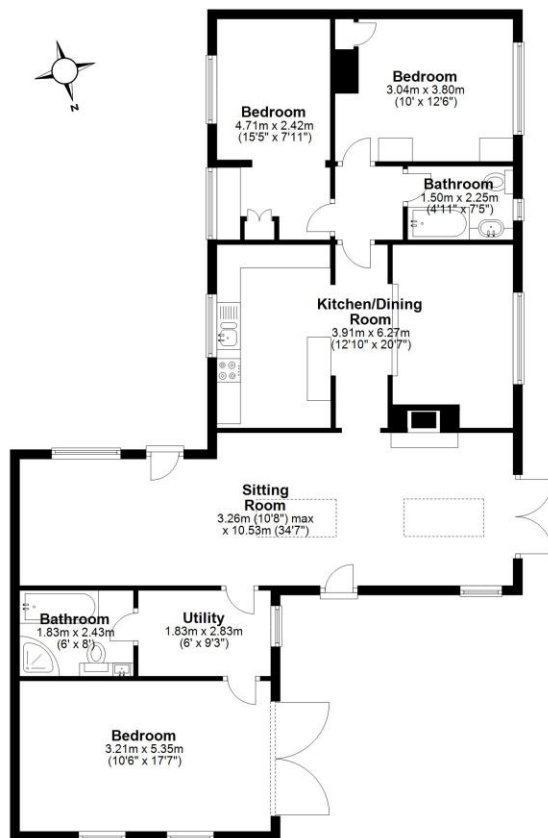
From our office turn left up the High Street, and at the second mini roundabout turn left into Priory Road. Take the third left turn into Priory Avenue and first left into Breach Square and No.2 is around on the right hand side.

- Sitting Room
- Dining Room
- Kitchen
- Inner Hall
- Utility
- Three Bedrooms
- Playroom/Office
- Two Bathrooms
- Driveway Parking
- Gardens
- Contemporary Garden Office/Studio



### Floor Plan

Approx. 115.4 sq. metres (1242.3 sq. feet)



Total area: approx. 115.4 sq. metres (1242.3 sq. feet)

2 Breach Square, Priory Avenue, Hungerford



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



#### Front Door to:-

#### Sitting Room

Fireplace with a woodburning stove. Wood effect flooring. Underfloor heating. Two roof lanterns. Door to front.

#### Dining Room

Wood effect flooring. Two radiators. Feature sliding doors.

#### Kitchen

Tastefully fitted with a range of wall and base units with drawers and work surfaces over. Single drainer sink unit with a mixer tap. Built in electric oven, second oven, gas hob and extractor. Plumbing for dishwasher. Appliance space. Recessed lighting.

#### Inner Hall

Access to loft space with gas fires boiler for domestic hot water and central heating.

#### Bedroom

Built in wardrobe and desk. Radiator.

#### Bedroom

Built in wardrobes, drawers and bedside cabinets. Radiator.

#### Bathroom

A contemporary white suite comprising compact bath with a shower over, and screen, wash hand basin with storage below and w.c. Tiled floor and walls. Chrome finish heated towel rail. Extractor fan.

#### Door from Sitting Room to:-

#### Utility

With a solid wood worktop and matching upstand. Wall mounted storage. Plumbing for automatic washing machine and appliance space. Wood effect flooring with underfloor heating. Access to loft.

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#### Second Bathroom

A white suite comprising panelled bath, wash hand basin and w.c. Separate curved shower enclosure. Tiled surrounds. Extractor fan. Chrome finish heated towel rail with an additional electric supply for the summer months. Recessed spotlights.

#### Bedroom (currently used as a Gym)

With doors to the front. Access to loft space. Wood effect flooring with underfloor heating.

#### At the front of the property is

There is a Cotswold stone driveway for off road parking with a log store, workshop and gates to the side. Outside lighting.

#### At the rear of the property is

There are two further areas of garden. The first has ease of maintenance artificial grass with timber edged borders, Laurel hedging and slate paving. Outside light and tap. There is also a contemporary cabin/studio with light and power. The second area of garden is fully enclosed and includes a paved terrace, mature hedging and specialist plants providing good structure. Store shed. Outside light and tap. Gates to front.

#### 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		86 B
69-80	C	75 C	
55-68	D		
39-54	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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