



5 Hawthorne Way

Great Shefford, Hungerford, Berkshire, RG17 7BT

marc allen

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£350,000

A well proportioned link-detached house with good frontage, situated in the village of Great Shefford.

Description

The accommodation includes a separate hall from which the stairs lead and a useful downstairs cloakroom. The sitting room has an open fireplace and there is a good sized kitchen/dining room which has some integrated appliances and space for a table. There is also a very useful garden room/playroom which is a valuable addition to the living space. On the first floor there are three bedrooms, all of which have built-in storage. The master bedroom has an en-suite shower room and there is also a separate family bathroom. Outside there is a garage and very good frontage which provides off road parking for several vehicles. The rear garden is fully enclosed and has a pleasant aspect.

Great Shefford

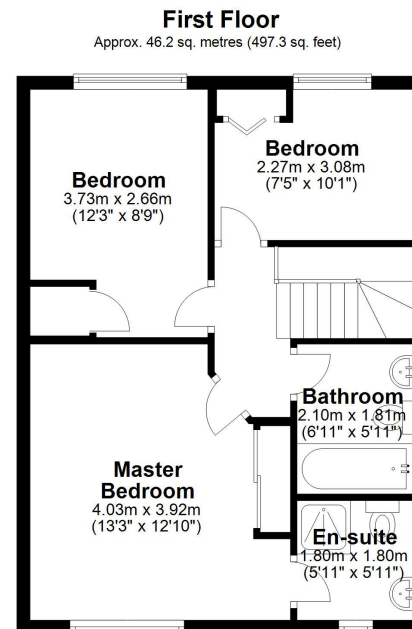
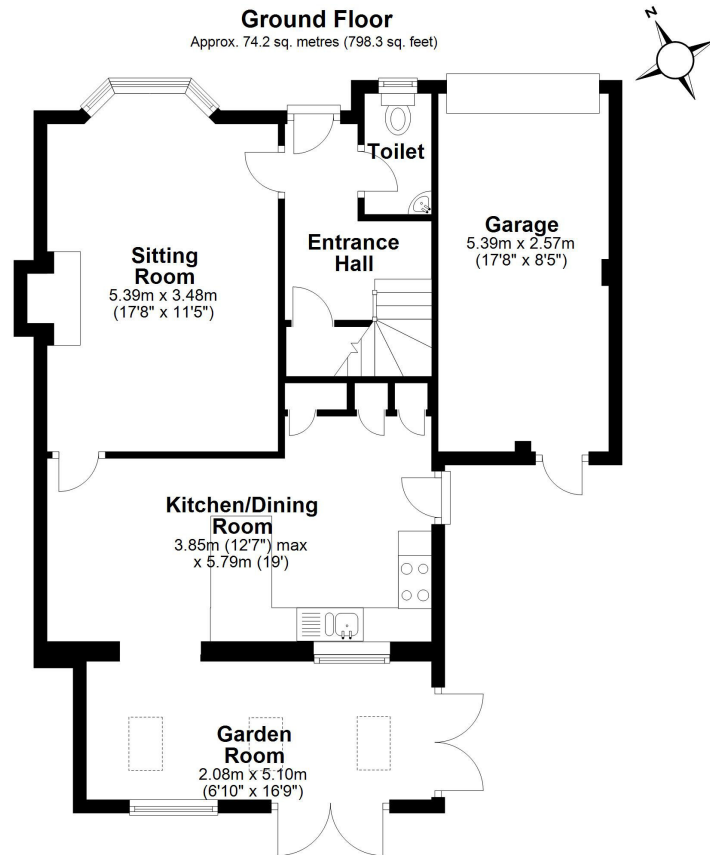
Great Shefford is a pretty village situated in the Lambourn Valley and has its own primary school, village shop/post office, public house and garage. The M4 motorway can be joined at junction 14 and there is a rail service from Hungerford and Newbury to Reading and London (Paddington).

Directions

From our office turn right down the High Street, right at The Bear Hotel and at the second roundabout turn left signposted M4 motorway. Pass under the motorway and continue to Great Shefford. Continue through the village on the

A338 and turn left into Blakeney Fields and left into Hawthorne Way. No.5 will be found on the left.

- Entrance Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Garden Room/Playroom
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Oil Fired Heating
- Double Glazing
- Garage & Driveway
- Gardens



Total area: approx. 120.4 sq. metres (1295.7 sq. feet)



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

Porch
Outside light.

Entrance Hall
Oak finish flooring. Radiator. Understairs cupboard. Stairs to first floor.

Cloakroom
A contemporary white suite comprising w.c. and wash hand basin. Tiled surrounds. Oak finish flooring.

Sitting Room
17' 7" (5.36m) max x 11' 4" (3.45m). Open fireplace with a stone surround. Radiator. TV aerial point.

Kitchen/Dining Room
18' 11" (5.77m) x 10' 9" (3.28m) max. Fitted with a range of cream fronted Shaker style units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built-in electric oven, ceramic hob and stainless steel finish extractor over. Integrated fridge/freezer. Integrated dishwasher. Plumbing for automatic washing machine. Radiator. Space for a table. Door to garden. Opening to:-

Garden Room/Playroom
16' 10" (5.13m) x 6' 9" (2.06m). With velux windows and doors to the garden. Radiator.

Staircase gives access to landing
Access to loft.

Bedroom 1
13' 2" (4.01m) max x 12' 10" (3.91m) max. Built-in double wardrobe with sliding doors. Radiator. Door to:-

En-Suite Suite Shower Room
With a shower enclosure, wash hand basin and w.c. Tiled surrounds. Chrome finished heated towel rail.

Bedroom 2
12' 3" (3.73m) max x 8' 8" (2.64m) max. Built-in wardrobe. Radiator.

Bedroom 3
10' 1" (3.07m) max x 7' 5" (2.26m) max. Built-in wardrobe. Radiator.

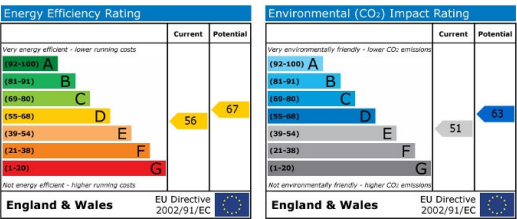
Bathroom
A white suite comprising panelled bath with a shower over and screen, wash hand basin and w.c. Tiled surrounds. Heated towel rail.

Garage
To the side with a metal up and over door. Light and power. Eaves storage. Oil fired boiler for domestic hot water and central heating.

At the front of the property is
A wide driveway providing off road parking for several vehicles.

At the rear of the property is
A paved patio area and decking to the side. Steps with railway sleepers lead to a lawned garden with borders and trees. The garden is enclosed by wood panel fencing with a gate to the rear. Outside light and tap. Side access with 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 have been specifically identified are included.



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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.

