

**22 DE-MONTFORT GROVE
HUNGERFORD**



Russell Marshall
Estate Agents

22 De-Montfort Grove

Hungerford, Berkshire , RG17 0DQ

£435,000

Approximately 0.8 Miles to Hungerford
Railway Station

Approximately 9 Miles to Newbury

Approximately 4 Miles to M4 J13

- Freehold
- Semi-detached House
- Entrance Hall
- Cloakroom / W.C
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Study
- Three Bedrooms
- Shower Room
- Gas Central Heating
- Garage
- Attractive Garden
- No Onward Chain



Situation

The property is located in one of Hungerford's most sought after cul-de-sac's and is approximately one mile from the Town centre and Hungerford Railway Station. The pretty market Town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Other amenities include two supermarkets, a post office, two building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.





The Property

A very well presented semi-detached house situated at the end of a highly sought after cul-de-sac.

This comfortable family home has been extended and upgraded and provides good living accommodation over two floors.

On the ground floor there is an entrance Hall, a Cloakroom/W.C, a double aspect Sitting room and a separate Dining room. There is also a high quality re-fitted Kitchen and a stylish Conservatory with doors opening onto the rear garden and a useful Study.

Upstairs, three double Bedrooms are served by a modern re-fitted Shower room.

The property benefits from gas central heating and replacement double glazing and is offered for sale with no onward chain.

Outside

At the front of the house a driveway leads to the integral single garage. There is a small neatly tended front garden with flower border and gate to the rear garden. The rear garden includes a neatly laid lawn with established flower and shrub borders enclosed by panel fencing.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Electricity
 Mains Water & Drainage
 Mains Gas

Council Tax Band: D

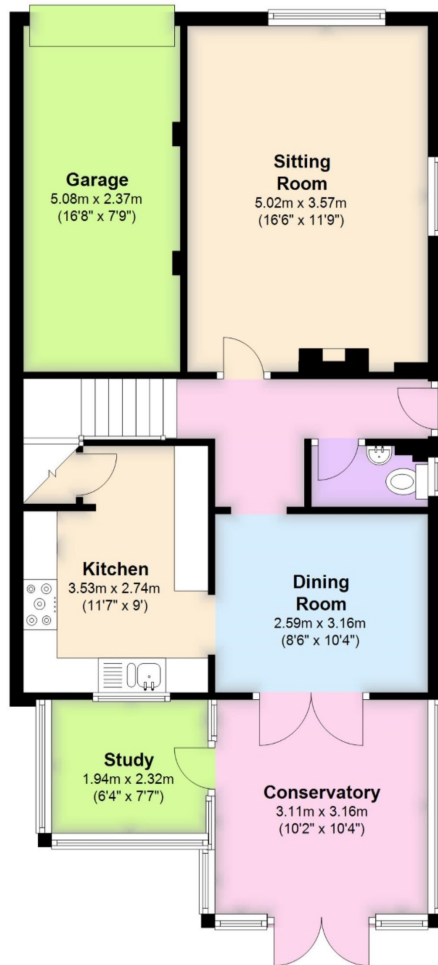
What 3 Words Location: ///climber.grumbles.leaps



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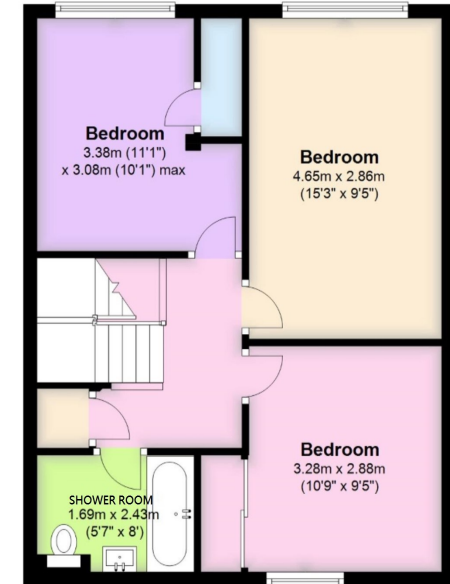
Ground Floor

Approx. 73.3 sq. metres (788.7 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



Total area: approx. 121.2 sq. metres (1304.2 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
 Plan produced using PlanUp.

22 De Montfort Grove, Hungerford

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