

**PROSPECT HOUSE  
HUNGERFORD**





## Prospect House

Prospect Road, Hungerford, Berkshire, RG17 0JJ

**Guide Price £635,000**

Approximately 0.4 Miles to Hungerford  
Railway Station

Approximately 3.6 Miles to M4 J14

Approximately 9 Miles to Newbury

- Freehold
- Detached House
- Prime Town Centre Location
- Entrance Hall
- Cloakroom/W.C./Utility
- Sitting Room
- Conservatory/Sun Room
- Kitchen/Dining Room
- Boot Room/Side Lobby
- Three Bedrooms
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Garage
- Ample Driveway
- Delightful Garden



### Situation

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**

Prospect House is a lovely detached home quietly situated in a sought after residential road just five minutes walk from the Town Centre.

This bright and airy property has a comfortable Sitting room with a feature fireplace and French doors leading into a Sun room/ Conservatory. There is also a well appointed Kitchen/Dining room which includes painted finish cabinets complimented by woodblock work surfaces and integrated appliances.

Also on the ground floor a Cloakroom/Utility area and a boot room.

Upstairs, the galleried landing leads to three generous sized Bedrooms served by a modern Bathroom. The principal Bedroom enjoys far reaching views across the rooftops of Hungerford.

Gas central heating and double glazing are the finishing touch.

### **Outside**

At the front of the house there is a good driveway and parking area leading to the detached single garage.

To the rear there is a pretty garden with two patio areas and a neatly tended lawn flanked by established flower and shrub borders.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

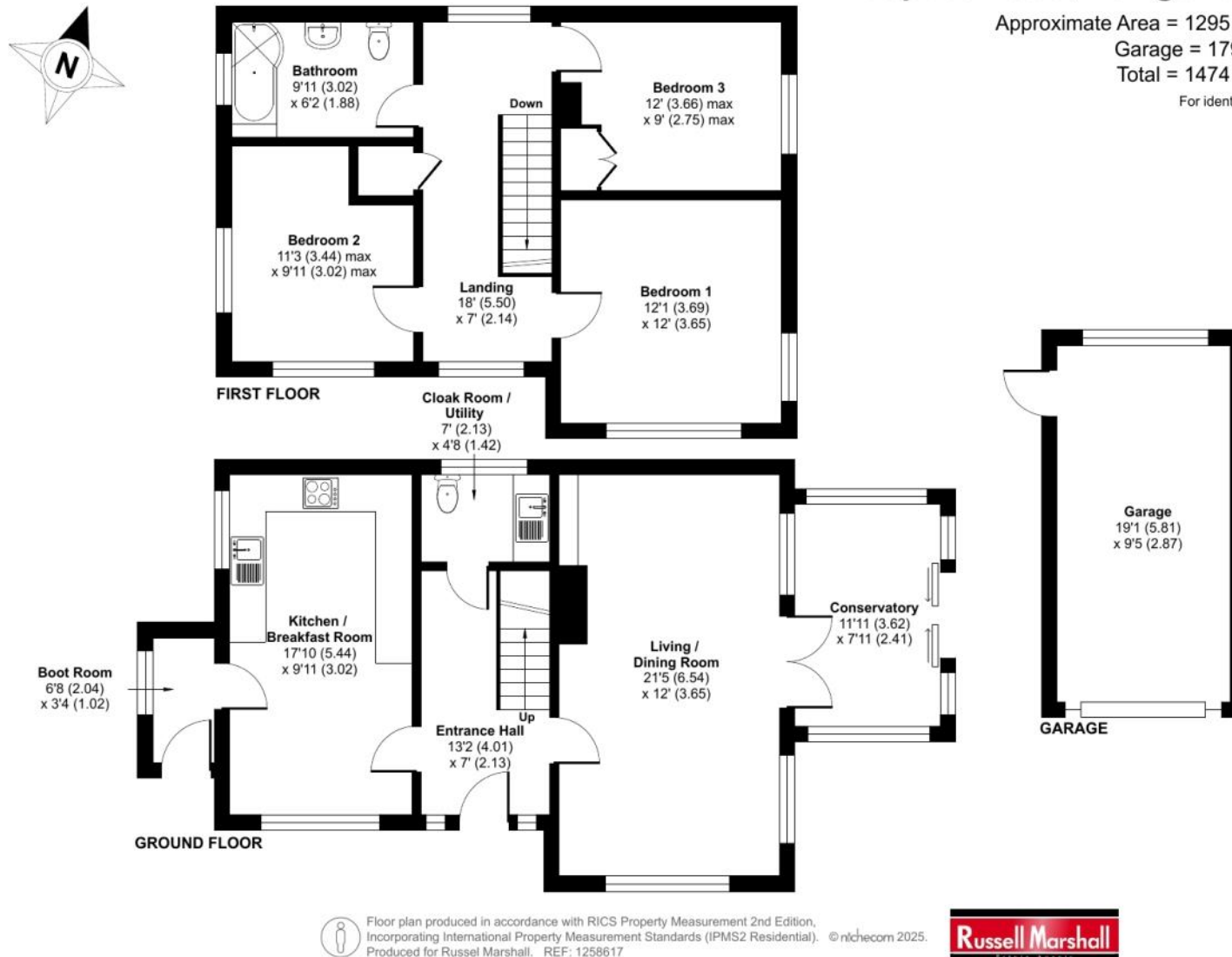
## Prospect Road, Hungerford, RG17

Approximate Area = 1295 sq ft / 120.3 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1474 sq ft / 136.9 sq m

For identification only - Not to scale



### Services

Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: E

What 3 Words Location: ///diets.gazette.rider

**Russell Marshall**  
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