

**75 PRIORY ROAD  
HUNGERFORD**



**Russell Marshall**  
Estate Agents



## 75 Priory Road Hungerford, Berkshire, RG17 0AW

**Guide Price £525,000**

Approximately 0.8 Miles to  
Hungerford Railway Station

Approximately 8.8 Miles to Newbury

Approximately 3.8 Miles to M4 J14

- Freehold
- Semi Detached House
- Entrance Hall
- Sitting Room
- Fabulous Open Plan Kitchen/  
Living Room With Bi-Fold  
Doors Onto The Garden
- Ground Floor Fourth  
Bedroom/Family Room
- Wet Room/W.C.
- Three First Floor Bedrooms
- En Suite Bathroom
- Family Bathroom
- Home Office/Studio Within  
Rear Garden
- Garage/Store (Not Standard  
Size)
- Lovely Mature Rear Garden  
Extending Around 85' In  
Length
- Ample Driveway
- No Onward Chain



### 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**

A wonderful family house located in a popular residential area.

This lovely home has been superbly upgraded and extended in recent years and offers outstanding living accommodation over two floors.

On the ground floor there is a fabulous open plan Living space which connects seamlessly with the modern Kitchen. Bi-fold doors link this room to the garden and flood the entire area with natural light.

There is also a separate Sitting room and a versatile fourth Bedroom/Study with an adjoining Wet room.

Upstairs, three generously proportioned Bedrooms are served by high quality en-suite and family bathroom facilities.

### **Outside**

There is an ample driveway and parking area at the front of the house.

To the rear there is an attractive garden extending around 85' in length with a smart home office/Studio at the far end.

In all, a very special and individual home with a welcoming atmosphere.















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Services

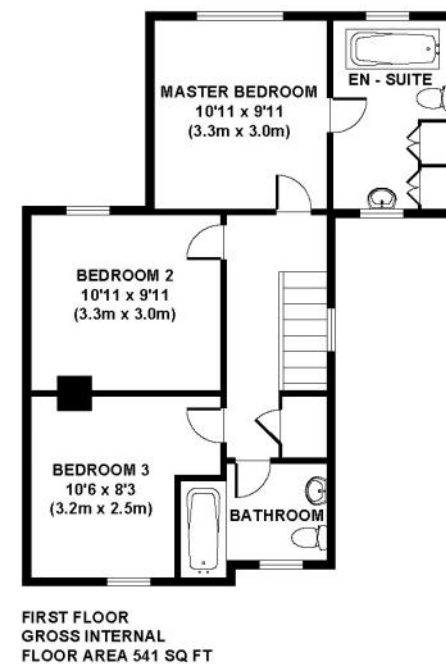
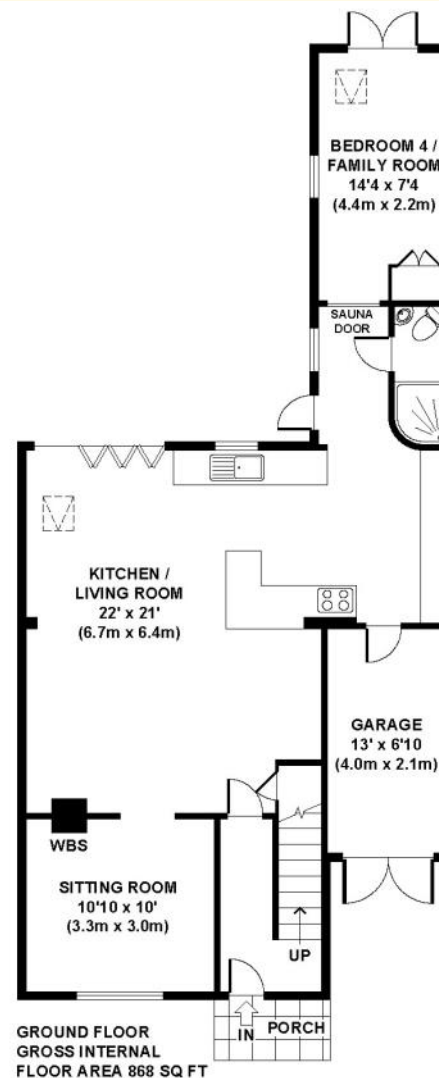
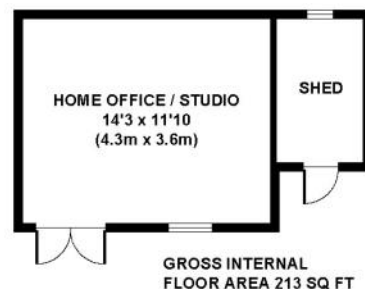
Mains Gas

Mains Electric

Mains Water & Drainage

Council Tax Band: D

What 3 Words Location: ///promote.search.gems



APPROX. GROSS INTERNAL FLOOR AREA 1622 SQ FT / 152 SQ M  
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