

**15 SANDEN CLOSE
HUNGERFORD**



Marshall
Estate Agents

15 Sanden Close
Hungerford, Berkshire, RG17 0LA

£465,000

Approximately 0.7 Miles to Hungerford Railway Station

Approximately 9 Miles to Newbury

Approximately 3.7 Miles to M4 J14

- Freehold
- Bungalow
- Semi Detached
- Entrance Hall
- Sitting Room
- Dining Room
- Modern Kitchen
- Utility Room
- Three Bedrooms
- High Quality Shower Room
- Double Glazing
- Oil Fired Central Heating
- Ample Driveway
- Garage
- Lovely Garden
- Sought After Location
- 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 very well presented semi-detached bungalow occupying a lovely plot within this highly sought after residential close.

The accommodation includes a Sitting room with a feature fireplace and an adjoining Dining room which opens onto the rear garden.

The high quality modern Kitchen boasts integrated appliances and is served by a useful Utility room.

Three well proportioned Bedrooms benefit from a recently upgraded shower/Bathroom.

Double Glazing and oil fired central heating are the finishing touch to this attractive home which is offered for sale chain free.

Outside

To the front there is a wide block paved driveway leading to the single garage with up and over door. Well tended front garden. Laid mainly to lawn with stocked flower Border.

A side gate leads to the pretty rear garden which includes a neatly tended lawn flanked by established flower & shrub borders.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	72 C
39-54	E		
21-38	F		
1-20	G		

Services

Oil Fired Central Heating
Mains Electricity
Mains Water & Drainage

Council Tax Band: D

What 3 Words Location: //bagpipes.amid.gearbox

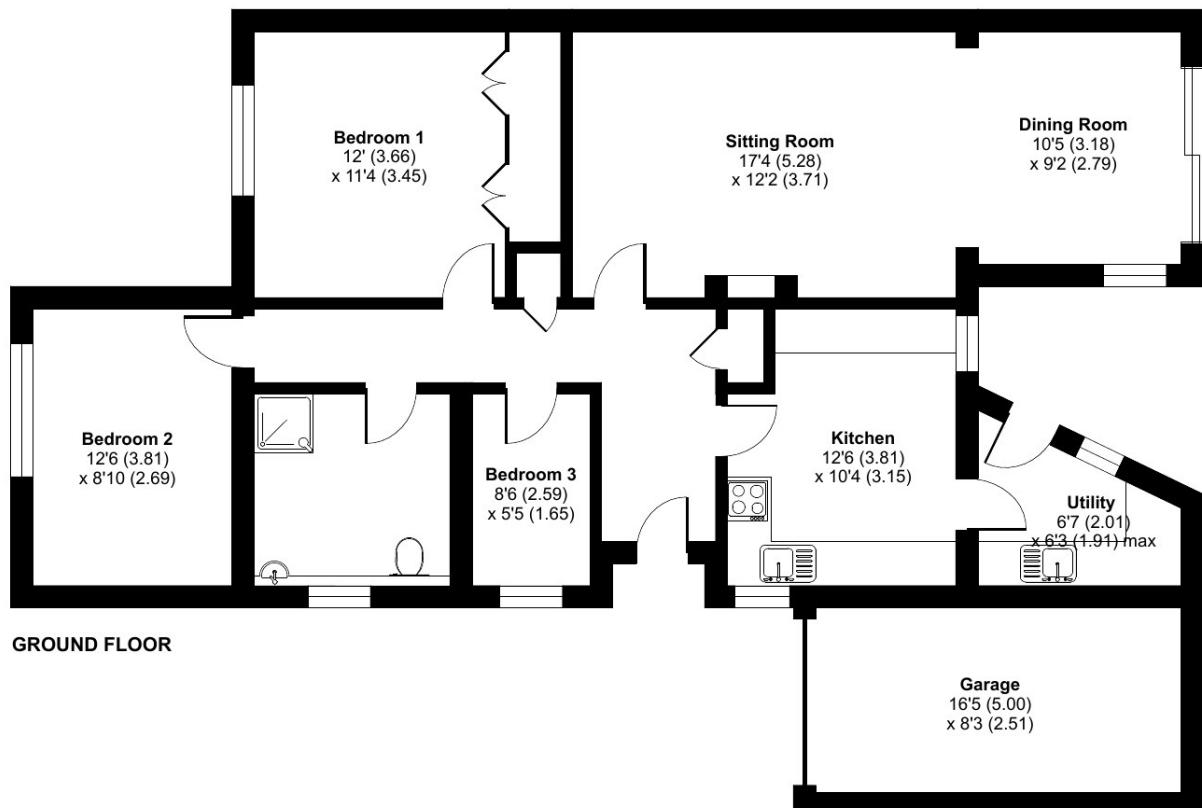
Sanden Close, Hungerford, RG17

Approximate Area = 1071 sq ft / 99.5 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1209 sq ft / 112.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025. Produced for Marshall Estate Agents Ltd. REF: 1388159



Marshall
Estate Agents

01488 686867

www.marshallestateagents.co.uk
sales@marshallestateagents.co.uk
19 High Street
Hungerford, Berkshire, RG17 0NL

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