

**TUDOR FIRS
HUNGERFORD**



Russell Marshall
Estate Agents

Tudor Firs

Salisbury Road, Hungerford, Berkshire, RG17 0LG

Guide Price £820,000

Approximately 0.7 Miles to Hungerford
Railway Station

Approximately 8.7 Miles to Newbury

Approximately 3.7 Miles to M4 J14

- Freehold
- Detached House
- Prime Location
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Study
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Double Garage
- Ample Driveway
- Lovely Mature Garden
- Gas Central Heating
- Potential For Further Extension
Subject To Obtaining Planning
Permission



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 handsome detached house occupying an excellent position in one of Hungerford's most highly regarded roads.

This well designed home offers excellent living space over two floors. Visitors are greeted in a spacious entrance hall which in turn leads to the principle ground floor rooms.

There is a large double aspect Sitting room with a feature fireplace, a separate Dining room and bright and airy Kitchen/ Breakfast room. Also on the ground floor, a useful Study, a Cloakroom/W.C. and a Utility room with a door leading out to the rear garden.

Upstairs, four generous sized Bedrooms are served by an en-suite Shower room and a separate family Bathroom.

This property offers good potential for further upgrades or extensions subject to obtaining the necessary planning permissions.







Outside

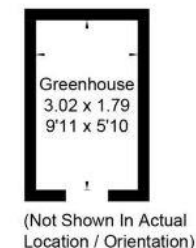
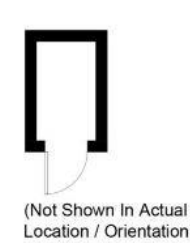
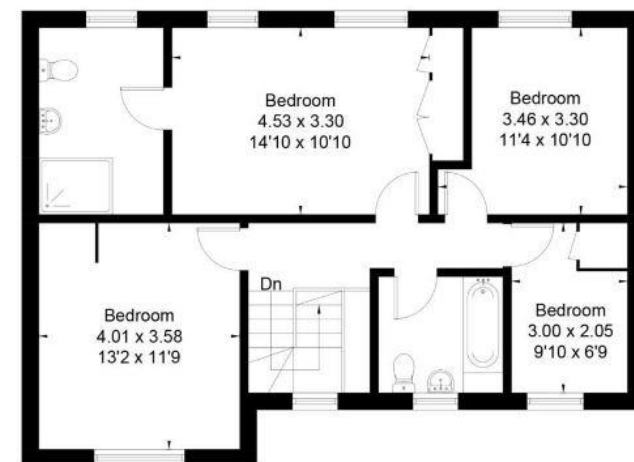
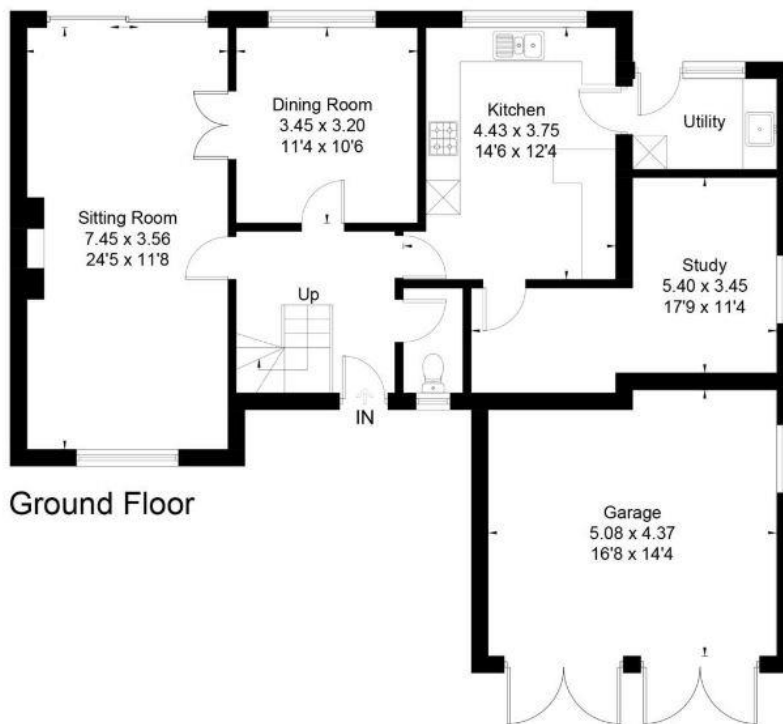
At the front of the property a wide driveway offers parking space for several cars and access to the double width garage.

To the rear there is a lovely secluded garden which enjoys a westerly aspect. The garden has a paved patio area and well tended lawns interspersed with mature shrubs and ornamental trees.





Approximate Floor Area = 156.5 sq m / 1684 sq ft
 Outbuildings = 30.7 sq m / 330 sq ft (Including Garage)
 Total = 187.2 sq m / 2014 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81790

Services

Mains Gas

Mains Electric

Mains Water & Drainage

Council Tax Band: F

What 3 Words Location: ///ballparks.head.regrowth

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