



37 Dunn Crescent Kintbury Hungerford Berkshire RG17 9UH

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Offers In Excess of £500,000 Freehold

An attractive and thoughtfully extended family-size home. Built in Neo Georgian style located on a corner plot within a small cul-de-sac on the edge of this sought-after village. It boasts a couple of village shops, a primary school, sports and recreational facilities, two popular pubs, doctors' surgery, and active village halls. A few minutes walk to Kintbury main line station with a direct link via Reading to London Paddington which is only an hour away. Hungerford (4 miles) and Newbury (7 miles) provide a wider range of shopping facilities. Easy road links to M4 and A34. On the doorstep of some beautiful walks including the Kennet and Avon Canal paths.

The well-appointed accommodation is well designed and captivating modern living, comprising Entrance Hall, Sitting Family Dining Room with an open fireplace leading onto the rear west facing Garden, Study/ Playroom. 20' Kitchen Breakfast Room complemented with a Utility Area. On the first floor there are Four generous size Bedrooms plus a Family Bathroom and Separate Shower Room. Outside there is a private West facing Garden and being on a corner plot enjoys the sun most of the day mainly laid to lawn with a Detached Garage with long Driveway with parking for several vehicles.

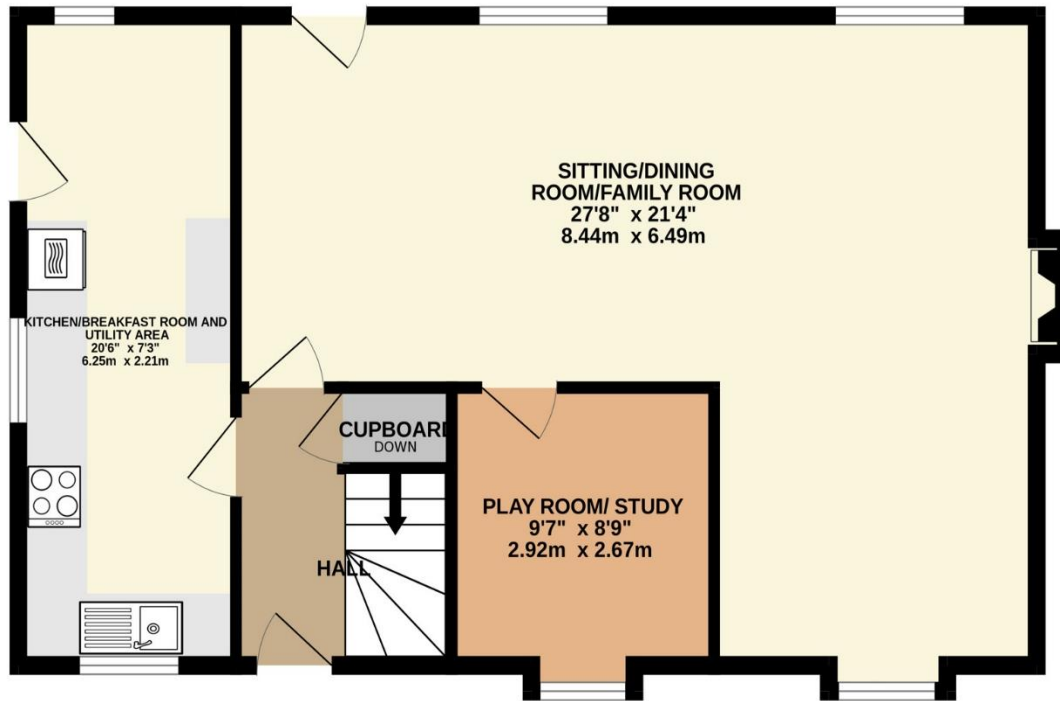
The property is presented in very good condition throughout.

Viewing is Highly Recommended and Offered with No Ongoing Chain

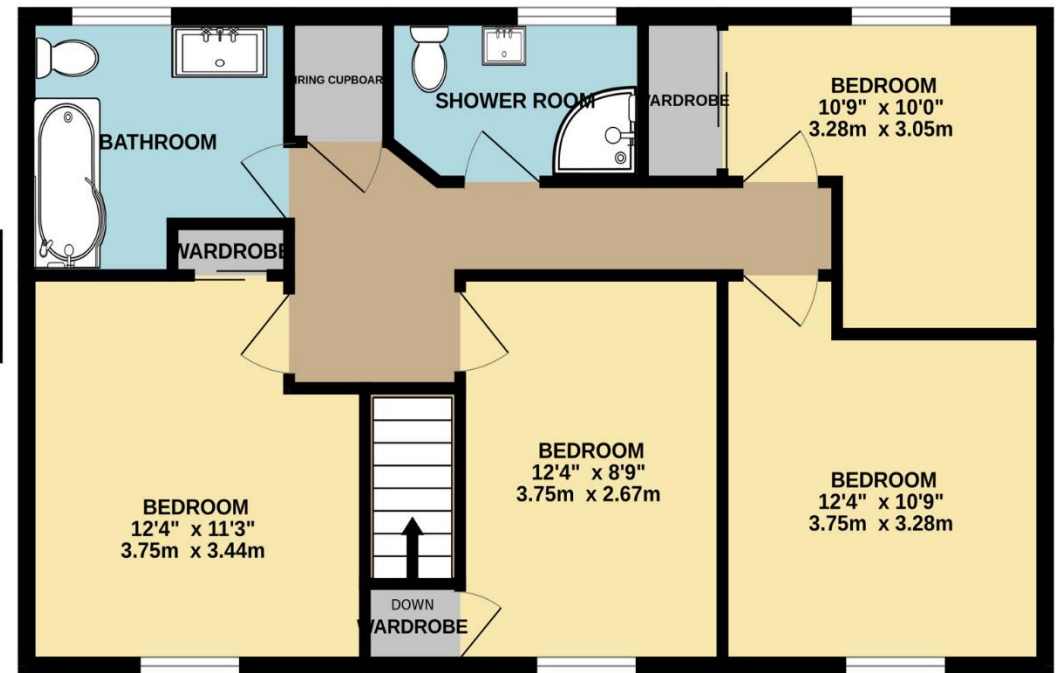
Directions: Leaving the A4 Bath Road signposted Kintbury turn into Station Road. Proceed over the small bridges and railway crossing which then leads up to the village centre. Take the first turning left into Newbury Street. Proceed to the top of the hill and the mini roundabout take the third turning into Burtons Hill and Dunn Crescent will be found on your right.



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: E **£2870.42 pa**
Nearest Station: Kintbury **0.7 km**
Nearest Bus stop: Inkpen Road **0.2 km**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

