



8 Canal Walk

Hungerford, Berkshire, RG17 0TA





# A two double bedroom house with garden leading down to the River Dun situated in the prestigious Canal Walk, a stone's throw from Hungerford High Street.

114 High Street, Hungerford, Berkshire RG17 0LU

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Entrance hall with downstairs cloakroom | Galley kitchen | Large living/dining room | Conservatory with doors onto the garden

Double bedroom with en-suite shower and dressing room | Double bedroom | Family bathroom | Double glazing

Front garden | Side access to rear garden leaving down to the river | Garage in block | Sold with no onward chain

**Guide Price £499,950**

## SITUATION

The property is situated in the sought after Canal Walk, a stone's throw from Hungerford High Street and railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarkets. The town is renowned as a centre for antiques. There is a primary school and secondary schooling. The mainline railway station has trains to London (Paddington) with Crossrail links in 2019 from Reading station. Junction 14 of the M4 is some three miles north of the town.

## DESCRIPTION

The rare chance to purchase a property in Hungerford with riverside garden. Accommodation comprises entrance hall with downstairs cloakroom, galley kitchen, large living/dining room and conservatory with doors onto the garden. Upstairs was

formerly three bedrooms but has been thoughtfully converted to provide double bedroom with en-suite shower room and dressing room, double bedroom and family bathroom with shower over bath. The property has double glazing and electric heating. Outside there is a front garden and side access to the hard landscaped rear garden which leads down to the River Dun providing a stunning spot to relax and enjoy the views. The property is being sold with no onward chain.

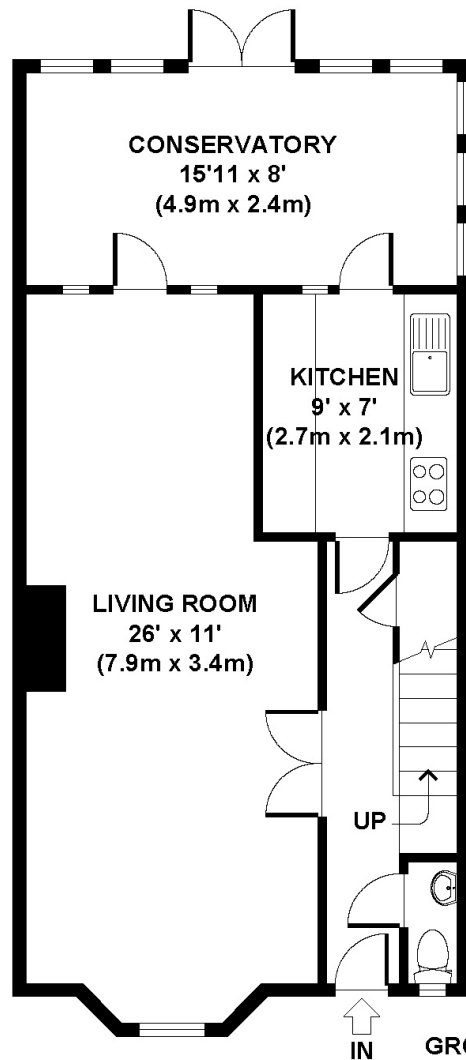
## COUNCIL TAX

Band D – West Berkshire

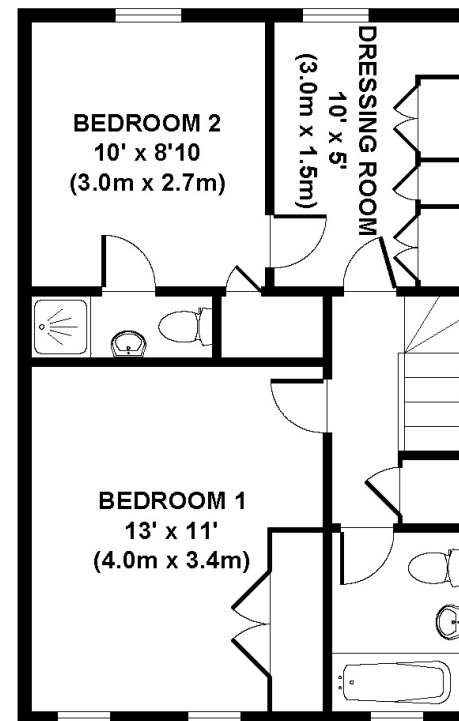
## DIRECTIONS

From our offices in the High Street, head down the High Street. Go over the Canal bridge and turn left into Canal Walk. The property is easily identified by one of our For Sale boards.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	40 E	
21-38	F		
1-20	G		



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 566 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 423 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA 989 SQ FT / 92 SQ M**  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.  
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