



25 Sanden Close
Hungerford, Berkshire, RG17 0LA



A three bedroom semi-detached bungalow situated in a sought after area, within walking distance of Hungerford High Street and railway station.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Entrance hall | Kitchen/dining room | Living room with open fire | Conservatory with doors onto garden | Converted garage

Master bedroom with fitted wardrobes | Double bedroom with fitted wardrobes | Single bedroom | Shower room

Rear garden with patio and lawn | Driveway parking and front garden | Being sold with no onward chain

Price : £440,000

SITUATION

The property is within walking distance of Hungerford's pretty tree lined 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 from Reading station. Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

Accommodation comprises entrance hall, kitchen/dining room, conservatory with doors onto the garden and living room with open fireplace. The garage has been converted into two versatile rooms, potentially a store/playroom and study. There is a master bedroom with fitted wardrobes, double bedroom with fitted

wardrobes, single bedroom and bathroom with walk in shower.

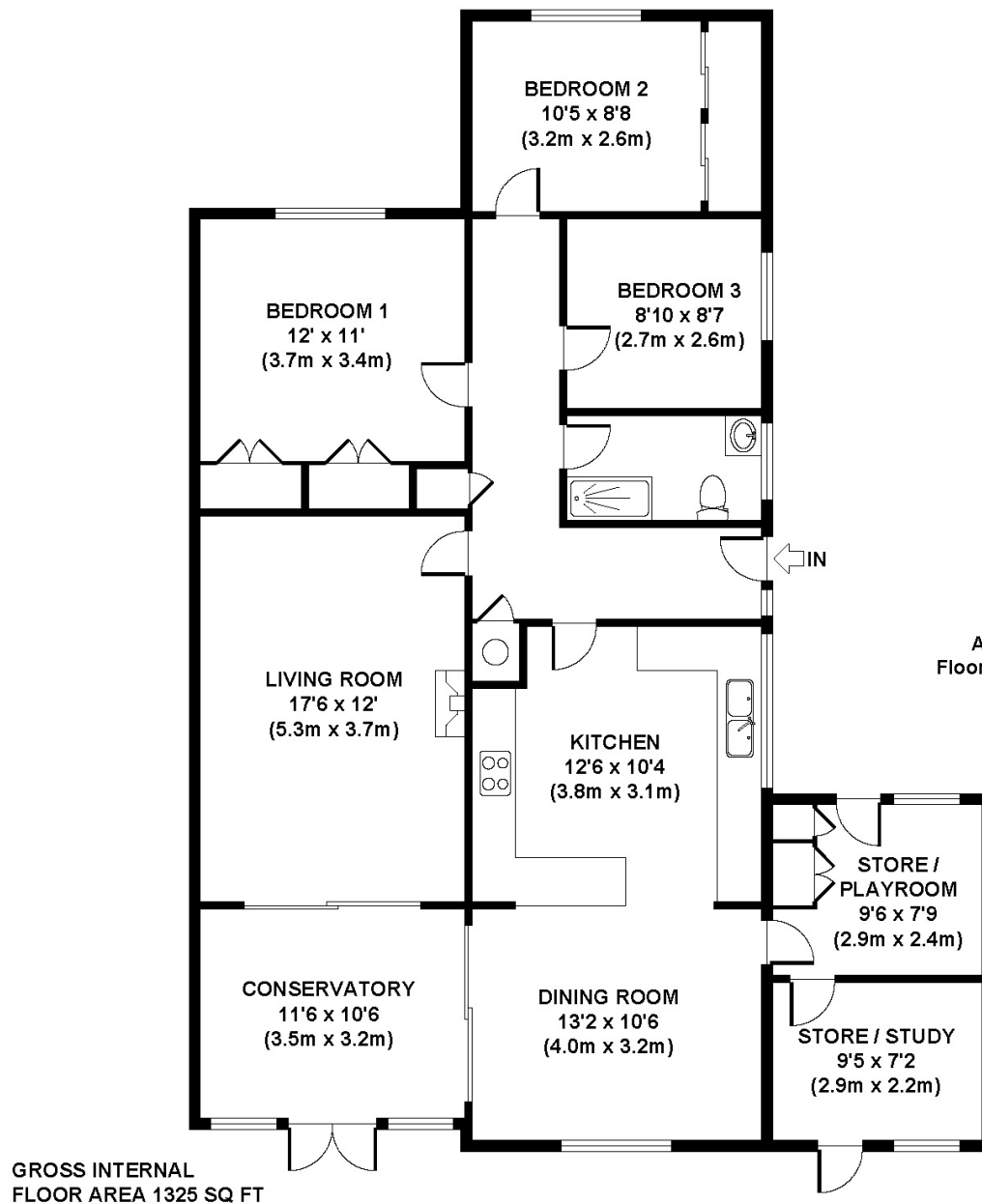
To the front of the property there is driveway parking for multiple cars and front garden. Access through the converted garage takes you onto the pretty rear garden with patio, lawn and shed.

The property is being sold with no onward chain and viewing is strongly recommended.

DIRECTIONS

From our offices in the High Street, turn right down the High Street and immediately left into Church Street. Continue past the old fire station and turn left into Church Way. Continue up Church Way and take the fifth turning on your right into Homefield Way. Turn left into Sanden Close and follow the road round, the property is on your left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 1325 SQ FT / 123 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com



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