



139 PRIORITY ROAD

Hungerford, Berkshire, RG17 0AP

marc allen

www.marcallen.co.uk



139 Priory Road

Hungerford, Berkshire, RG17 0AP

Guide £625,000

An individual detached property with lovely mature gardens, situated in an established residential area.

Description

The property has been considerably improved and extended by the current owners to create a very comfortable home. The accommodation flows well and includes good hall space from which the stairs lead, a spacious ground floor bathroom and bedroom. The kitchen has been tastefully refitted and includes quartz work surfaces and integrated appliances. The kitchen now opens through into the dining room which in turn has doors to the garden and sitting room. The sitting room has an open fireplace and is very cosy, particularly when the sliding doors are closed. On the first floor there are two well balanced bedrooms, and a shower room. Outside there are lovely mature gardens, a generous driveway for off road parking and a garage.

Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury,

Reading, London (Paddington) and the West Country (Reading to Taunton line).

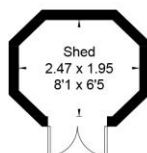
Directions

From our office, turn left up the High Street, and left at the second mini roundabout onto Priory Road. No. 139 will be found along on the left hand side, opposite the school.

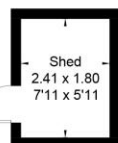
- Entrance Hall
- Ground Floor Bathroom
- Ground Floor Bedroom
- Kitchen
- Dining Area
- Sitting Room
- Two Further Bedrooms
- Shower Room
- Garage
- Mature Gardens
- Driveway



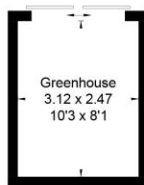
Approximate Floor Area = 133.1 sq m / 1433 sq ft
 Outbuildings = 11.8 sq m / 127 sq ft
 Total = 144.9 sq m / 1560 sq ft (Excluding Sheds / Garage)



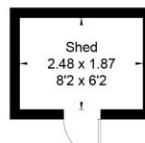
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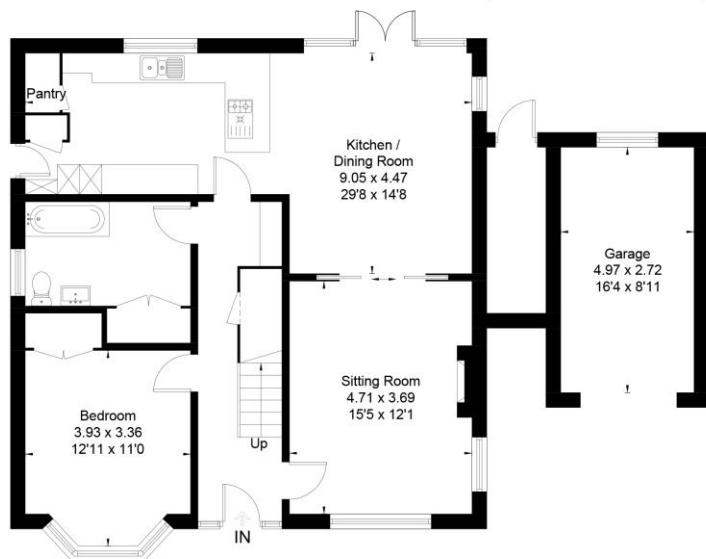
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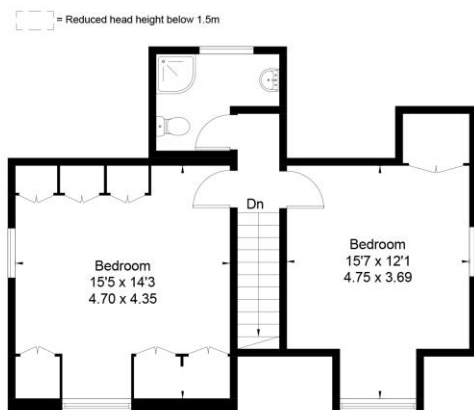
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Ground Floor



First Floor



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Door to:-

Entrance Hall

With LVT oak finish flooring. Radiator. Stairs to first floor. Fitted cupboards and drawers. Understairs cupboard.

Bathroom

A white suite comprising panelled bath with a shower over and screen. Wash hand basin with a cupboard below and wc. Tiled floor. Utility cupboard with power.

Ground Floor Bedroom

Built in wardrobe. Radiator. Bay Window.

Kitchen

Fitted with a contemporary range of wall and base units with drawers and Quartz worksurfaces over. Single drainer one and a half bowl stainless steel sink unit with a mixer tap. Built in electric oven and induction hob. Integrated fridge, freezer, washing machine and dishwasher. Built in larder cupboard. Two upright radiators. Gas fired boiler for domestic hot water and central heating. Opening to:

Dining Area

French doors to the garden. Sliding doors to:

Sitting Room

Open fireplace with a stone surround. LVT oak finish flooring. Radiator. Dual aspect to front.

Staircase give access to landing

Radiator. LVT flooring.

Bedroom 1

With a range of built in wardrobes and cupboards. Radiator. Access to loft. LVT flooring.

Bedroom 2

Built in cupboard. Radiator.

Shower Room

With a curved shower enclosure, wash hand basin and wc. Radiator. Heated towel rail. Light/shaver point. Tiled surrounds.

Garage

To the side with light and power. EV charging point.

At the front of the property is

A wide gravelled driveway for off road parking and a lovely mature garden laid to grass with well stocked borders.

At the rear of the property is

A paved patio area (with power point) leading to a lawned garden with borders, mature trees and raised vegetable beds. The garden extends to the side where there is an area for composting and a shed. Summer house and greenhouse. Outside lighting and taps, to include a hot water feed. Side access.

Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.