

**18 BOURNE VALE
HUNGERFORD**



Marshall
Estate Agents

18 Bourne Vale

Hungerford, Berkshire, RG17 0LL

£550,000

Approximately 0.8 Miles to Hungerford
Railway Station

Approximately 9 Miles to Newbury

Approximately 3.8 Miles to M4 J14

- Freehold
- Semi-Detached House
- Entrance Hall
- Sitting Room
- Dining Room
- Fabulous Kitchen/Family Room
- Utility Room
- Cloakroom/W.C.
- Four Bedrooms
- Family Bathroom
- Separate Shower Room
- Garage & Wide Driveway
- Pretty Garden
- Gas Central Heating
- Double Glazing



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 wonderful family house located in a sought after residential area. This lovely home has been superbly upgraded and offers excellent living accommodation arranged over two floors.

On the ground floor there is a comfortable Sitting room, a separate Dining room and a fabulous open plan Kitchen/family room with Bi-fold doors opening onto the rear garden. The Kitchen itself includes sleek gloss finish cabinets, quartz work surfaces and integrated appliances. This room enjoys excellent natural light from the Velux windows above. A useful Utility room and a Cloakroom/ W.C. complete the ground floor.

Upstairs, four generously proportioned Bedrooms are served by a high quality Bathroom and an equally impressive separate shower room.

Gas central heating and double glazing are the finishing touch to this very special home.

Outside

At the front of the house there is a smart block paved driveway for three cars which leads to a single garage with power and light and personal door to the side.

To the rear of the house there is an attractive garden with a patio area beneath the shade of a pergola and well tended lawn flanked by established flower and shrub borders.









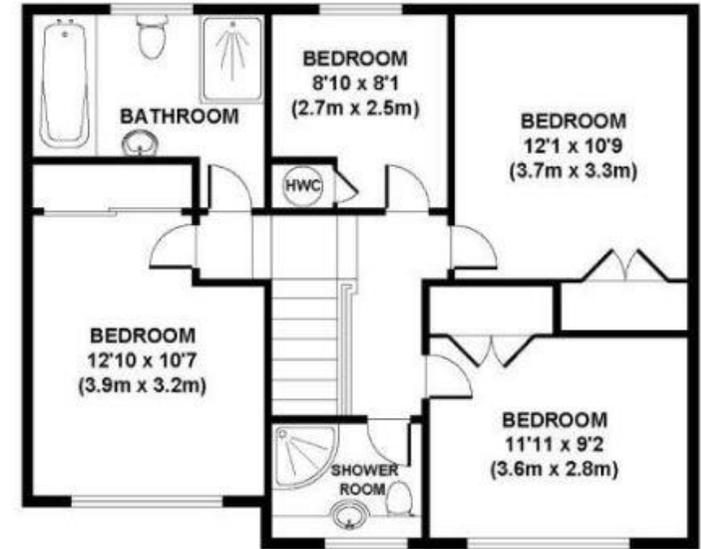
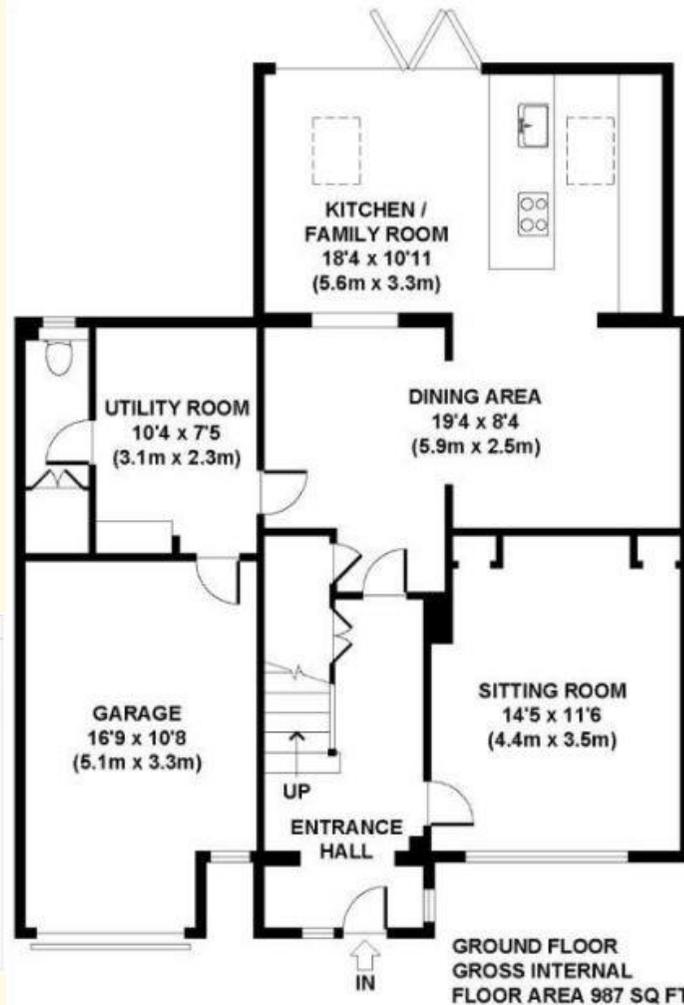
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage
 Mains Electricity
 Mains Gas

Council Tax Band: E

What 3 Words Location:



APPROX. GROSS INTERNAL FLOOR AREA 1687 SQ FT / 157 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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