



7 Hawthorne Way

Great Shefford, Hungerford, Berkshire, RG17 7BT

marc allen

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Guide £320,000

A considerably improved three bedroom house situated in the village of Great Shefford.

Description

The accommodation includes a useful downstairs cloakroom and a hall from which the stairs lead. The kitchen has been refitted with a range of white wall and base units, to include a built in oven. The sitting room has wood effect flooring, a newly installed woodburner and door to the conservatory. On the first floor there are three bedrooms and a refitted bathroom in traditional white. Outside there is a garden and driveway for two vehicles. NO ONWARD CHAIN.

Great Shefford

Great Shefford is a pretty village situated in the Lambourn Valley and has its own primary school, village shop/post office, public house and garage. The M4 motorway can be joined at junction 14 and there is a rail service from Hungerford and Newbury to Reading and London (Paddington).

Directions

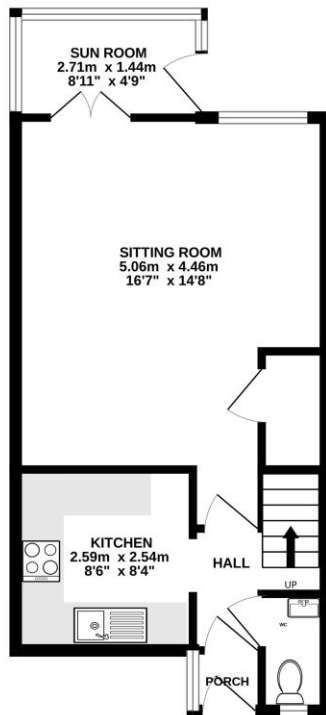
From our office, turn right down the High Street and turn right at the Bear Hotel. At the second roundabout turn left towards the M4, pass under the motorway and continue to Great Shefford. On reaching the village, turn

left into Blakeney fields, take the first left into Hawthorne Way and No.7 will be found along on the left hand side.

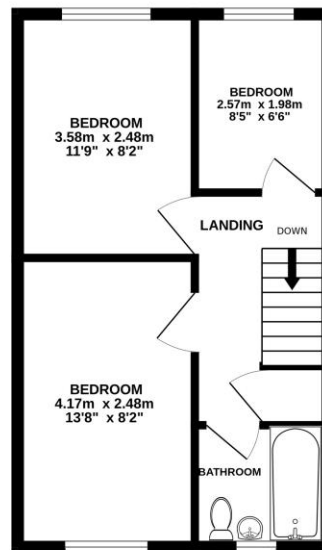
- Entrance Hall
- Cloakroom
- Refitted Kitchen
- Sitting Room
- Conservatory
- Three Bedrooms
- Bathroom
- Gardens
- Driveway for Two Vehicles



GROUND FLOOR
40.1 sq.m. (432 sq.ft.) approx.



1ST FLOOR
34.6 sq.m. (372 sq.ft.) approx.



7 HAWTHORNE WAY GREAT SHEFFORD RG17 7BT
TOTAL FLOOR AREA : 74.7 sq.m. (804 sq.ft.) approx.

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

Enclosed Porch

Entrance Hall

Stairs to first floor.

Cloakroom

A white suite comprising wash hand basin, with a cupboard below and wc. Tiled floor and surrounds.

Refitted Kitchen

With a range of white fronted wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built in electric oven and hob. Plumbing for automatic washing machine. Appliance space. Tiled floor.

Sitting Room

With a contemporary wood burning stove. Wood effect flooring. Understairs cupboard. Door to:

Conservatory

Door to garden.

Staircase gives access to landing

Airing cupboard housing hot water tank and immersion heater. Access to loft.

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

A white suite comprising panelled bath with a thermostatic shower over and screen, wash hand basin with a cupboard below and wc. Tiled floor and surrounds. Electric heated towel rail. Extractor fan.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

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At the front of the property is

An open plan garden laid to grass with a pathway to the house.

At the rear of the property is

A garden laid to grass with wooden fencing and an opening to the driveway for two vehicles.

Services

All mains connected, except gas. 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		69 C
55-68	D	59 D	
39-54	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.