



9 Chandlers Lane  
Aldbourn, Wiltshire, SN8 2TB

marc allen





# 9 Chandlers Lane

Aldbourne, Wiltshire, SN8 2TB

## Offers in Excess of £450,000

An attractive brick and flint semi detached house in a small cul de sac within the village of Aldbourn.

### Description

The property has gas to radiator heating together with double glazing and includes good hall space from which the stairs lead, a useful utility and a shaker style kitchen. The generous sitting room has a feature fireplace and real flame gas fire. Doors open in to a good sized conservatory and this is a valuable extension to the living space. On the first floor there is a spacious landing and three well balanced bedrooms, two of which have built in wardrobes. The main bedroom has a nicely fitted shower room and there is a separate family bathroom. Outside there is a garage, off road driveway parking and a mature garden, backing to farmland. NO ONWARD CHAIN.

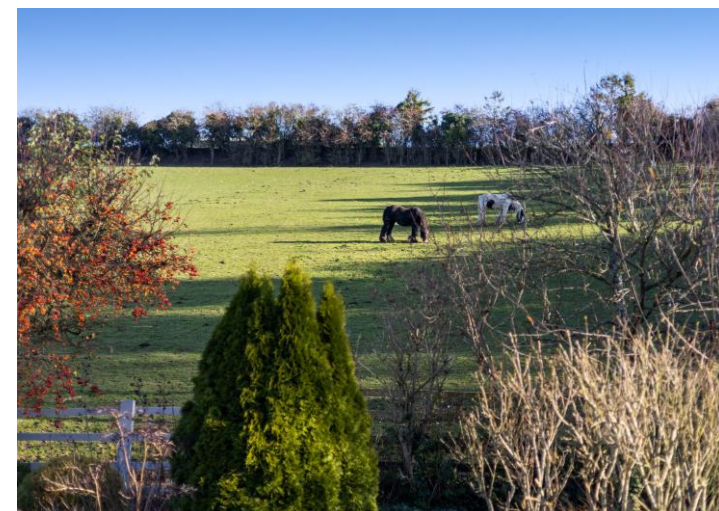
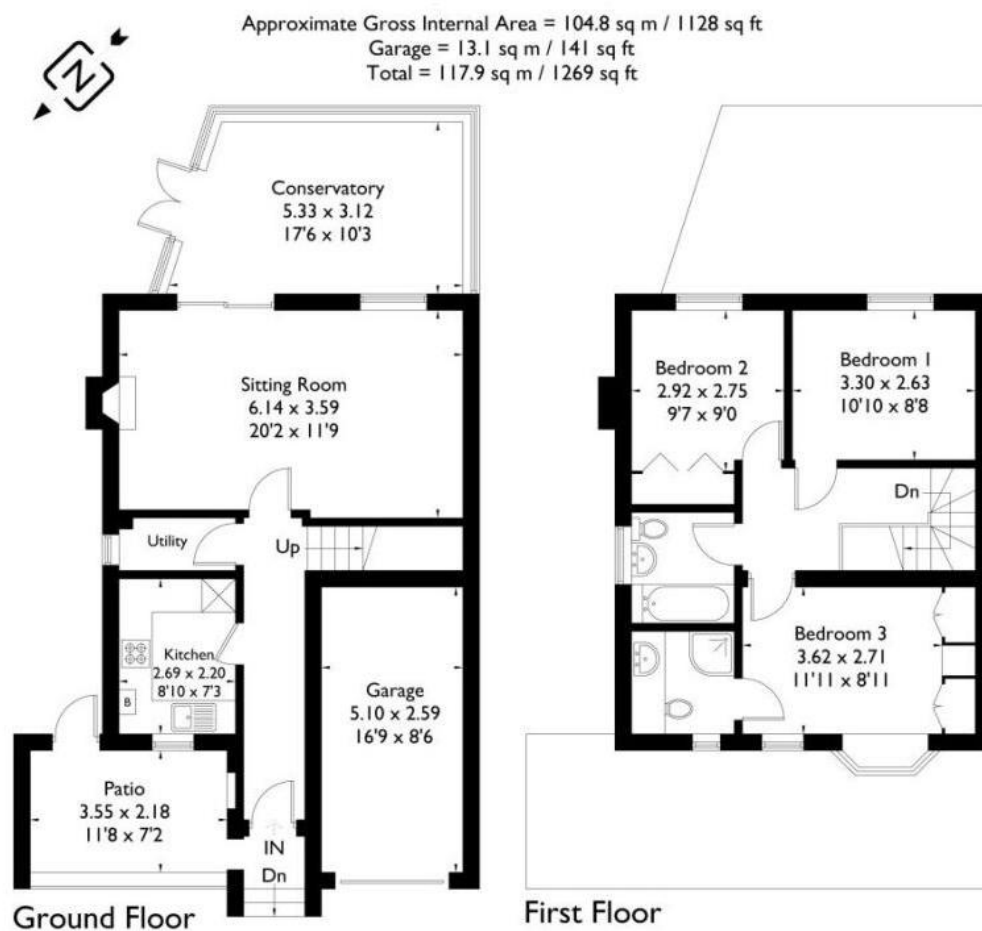
### Hungerford

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 right down the High Street and left at The Bear Hotel. Turn right signposted Swindon and continue for approx. 7 miles to Aldbourn. Go right at the pond and turn left onto Lottage Road. Take the third turning on the right into Chandlers Lane and no.9 will be found straight ahead on the right hand side.

- Entrance Hall
- Kitchen
- Sitting Room
- Utility Room
- Conservatory
- Three Bedrooms
- En Suite Shower Room
- Bathroom
- Integral Garage
- Driveway
- Garden
- Gas to Radiator Heating
- NO ONWARD CHAIN



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

Door to:-

#### Entrance Hall

Tiled floor. Radiator. Stairs to first floor.

#### Utility

Plumbing for automatic washing machine. Tiled floor. Radiator.

#### Kitchen

Fitted with a range of shaker style wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, hob and extractor. Integrated dishwasher. Wall mounted gas fired boiler for domestic hot water and central heating. Tiled floor. Radiator.

#### Sitting Room

Feature fireplace with a real flame gas fire. Two radiators. Tv aerial point.

#### Conservatory

With a tiled floor, glass roof and part panelled walls. Radiator. Door to garden.

#### Staircase gives access to landing

Radiator. Access to loft.

#### Bedroom 1

With fitted wardrobes and dressing table. Radiator.

#### En Suite Shower Room

With a curved shower enclosure, wash hand basin with storage below and wc. Chrome finish heated towel rail. Tiled floor and surrounds. Wall mirror and electric shaver point.

#### Bedroom 2

Radiator.

#### Bedroom 3

Built in wardrobes. Radiator.

#### Bathroom

A white suite comprising panelled bath with a shower attachment, wash hand basin and wc. Tiled surrounds

#### Integral Garage

With up and over doors. Light and power.

#### At the front of the property is

A driveway to the garage and an area of garden with shrubs, steps to the house, paving, low walling and decorative railings.

#### At the rear of the property is

A landscaped garden laid to grass with mature trees and shrubs backing on to farmland. Garden sheds.

#### 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	69 C	75 C
55-68	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.

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