



18a Craven Way

Kintbury, Berkshire, RG17 9XG

marc allen

www.marcallen.co.uk



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Kintbury, Berkshire, RG17 9XG

Guide £510,000

An individual detached house with accommodation arranged over three floors.

Description

On the ground floor there is a separate hall and a useful downstairs cloakroom. The kitchen has a contemporary range of units, tiled flooring and an open plan dining/family space. There is also a useful utility room. Bifold doors from the dining area lead to the sitting room/garden room and this is a valuable extension to the living space with a distinctive glass panelled roof and bifolds to the garden. On the first floor there are three bedrooms and a family bathroom. A further staircase leads to the top floor bedroom which has an ensuite bathroom. Outside there is a double width driveway with off road parking and a good sized garden to the rear with borders, trees, patios and summerhouse/garden bar.

Kintbury

Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, butchers, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a railway service to Newbury, Reading and London (Paddington).

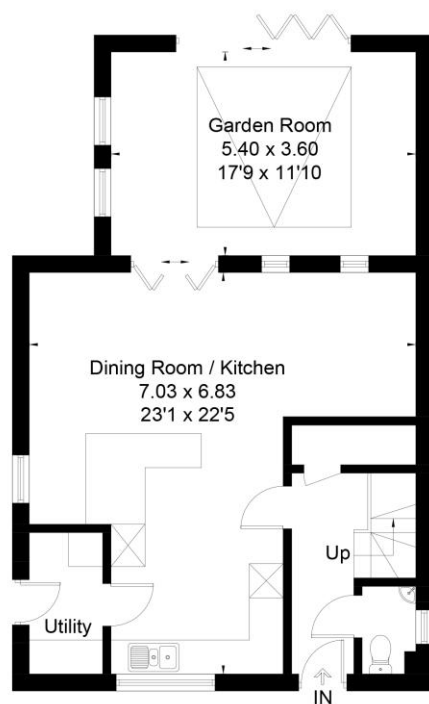
Directions

From our office turn right down the High Street, first right into Park Street and continue over the common to Kintbury. Turn right onto Newbury Street, right open into Laylands Green and right into Craven Way. No.18A will be found along on the right hand side.

- Entrance Hall
- Cloakroom
- Kitchen
- Utility Room
- Sitting Room/Garden Room
- Dining Area
- Three Bedrooms
- Ensuite Bathroom
- Bathroom
- Driveway
- Garden

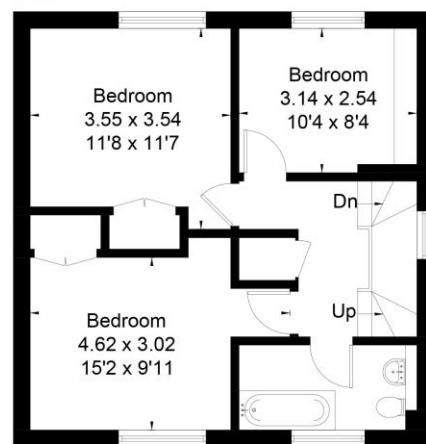


Approximate Floor Area = 150.2 sq m / 1617 sq ft
 Outbuilding = 6.4 sq m / 69 sq ft
 Total = 156.6 sq m / 1686 sq ft

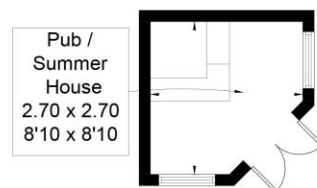


Ground Floor

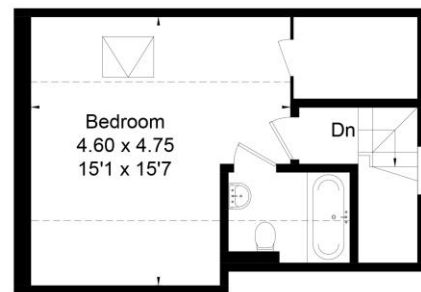
= Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



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

Porch

Entrance Hall

Wood effect flooring. Radiator. Built in cupboard.

Cloakroom

With a wc and wash hand basin. Radiator. Tiled floor

Kitchen

Fitted with a range of contemporary wall and base units with drawers, worktops over and tiled surrounds. Sink unit with mixer tap. Built in electric oven, ceramic hob and extractor. Second built in oven and grill. Tiled floor. Opening to:-

Dining Area

Two radiators. Bifold doors to sitting room/garden room.

Utility

Oil fired boiler for domestic hot water and central heating. Plumbing for automatic washing machine. Base unit and fitted shelving. Door to side.

Sitting Room/Garden Room

With a distinctive glass panelled roof. Radiator. Wood effect flooring. Bifold doors to the garden.

Staircase gives access to landing

Airing cupboard with hot water tank and immersion.

Bedroom

Built in wardrobe. Radiator.

Bedroom

Fitted shelving. Radiator.

Bedroom

Built in wardrobe. Radiator.

Bathroom

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

Staircase to top floor

Bedroom

Eaves storage. Velux window. Two radiators.

Ensuite Bathroom

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

At the front of the property is

A double width gravelled driveway with borders to the side and a gate to the rear.

At the rear of the property is

A paved terrace leading to a lawned garden with mature trees and shrubs. A further patio area, garden shed, and summerhouse/garden bar. Screened oil tank.

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	76 C	79 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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