



34 Chilton Way
Hungerford, Berkshire, RG17 0JR

marc allen



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Guide £345,000

A nicely proportioned family house situated in a traffic-free walkway that is very convenient for the town.

Description

The property has gas to radiator heating together with double glazing and includes a hall from which the stairs lead and a useful downstairs cloakroom. There is a sitting room with a large picture window, a kitchen and a separate dining room with doors to the garden. On the first floor there are four bedrooms and a bathroom in traditional white. Outside there is an enclosed garden laid mainly to lawn with the added benefit of side access. There is also a garage in a block.

Hungerford

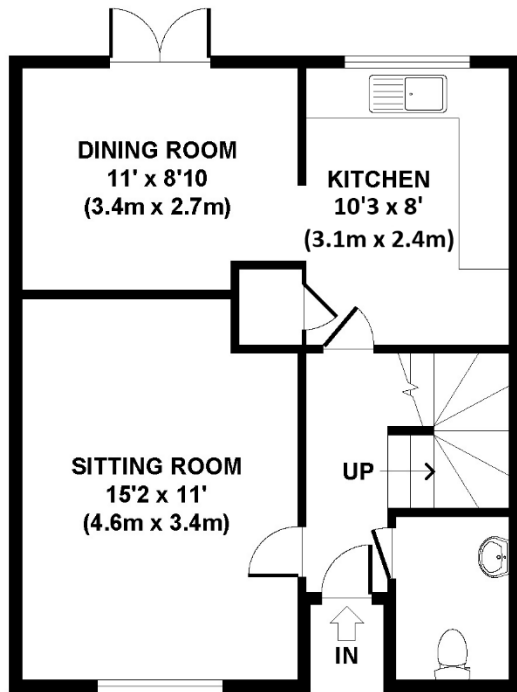
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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

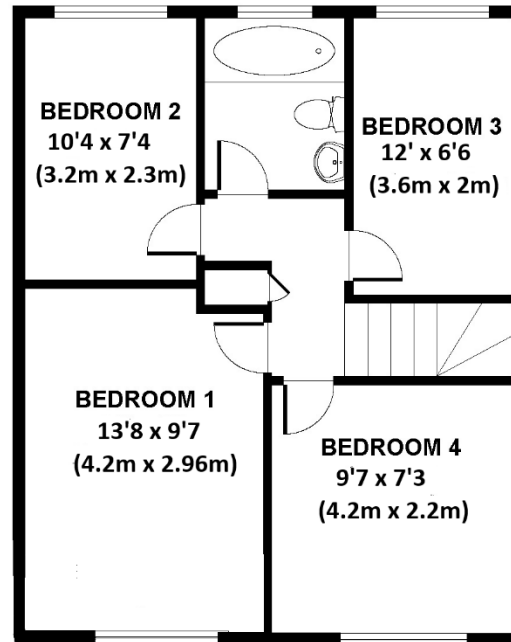
From our office turn right down the High Street and first left into Church Street. Take the third left

into Church Street. Take the third left turn into Church Way and second right into Chilton Way. No 34 will be found in the walkway along on the right hand side.

- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Four Bedrooms
- Bathroom
- Gas to Radiator Heating
- Garage
- Gardens



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 459 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 459 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 918 SQ FT / 85 SQ M



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

Porch

Door to:-

Entrance Hall

Radiator. Wood effect flooring. Stairs to first floor. Understairs cupboard.

Cloakroom

With a wc and wash hand basin. Tiled floor.

Sitting Room

Wood effect flooring. Radiator.

Dining Room

Radiator. Double doors to garden. Wood effect flooring.

Kitchen

With a range of base units with work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine and dishwasher. Electric cooker point. Wall mounted gas fired boiler for domestic hot water and central heating. Larder cupboard.

Staircase gives access to landing

Built-in linen cupboard. Access to loft.

Bedroom 1

Wardrobe recess. Radiator.

Bedroom 2

Radiator.

Bedroom 3

Radiator.

Bedroom 4

Radiator.

Bathroom

A white suite comprising panelled bath with a shower attachment and screen, wash hand basin and wc. Chrome finish heated towel rail. Tiled floor and surrounds.

Garage

In a block to the side.

At the front of the property is

A lawned garden with a pathway to the house and to the side.

At the rear of the property is

A mainly lawned garden with areas of hard standing, all enclosed by wood panel fencing with access to the side. Outside tap.

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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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

