

**37 DUNN CRESCENT
KINTBURY**



37 Dunn Crescent Kintbury, Berkshire, RG17 9UH

Guide Price £500,000

Approximately 0.8 Miles to Kintbury
Railway Station

Approximately 7 Miles to Newbury

Approximately 5.6 Miles to M4 J14

- Freehold
- Detached House
- 27'8" x 21'4" 'L' Shaped Lounge/Dining Room
- Kitchen
- Four Bedrooms
- Family Bathroom
- Separate Shower Room
- Oil Fired Central Heating
- Double Glazing
- Pretty Garden
- Garage
- Ample Driveway For Several Cars
- Prime Village Location



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

This lovely home includes a 27'8" x 21'4" (max) 'L' shaped Lounge/ Living room with a feature fireplace and plenty of natural light. There is also a useful Study/ family room and a modern Kitchen with integrated oven and hob.

Upstairs, four generously proportioned Bedrooms are served by a high quality main Bathroom in addition to an equally impressive separate shower room. Perfect for a growing family!

Oil fired central heating and double glazing add to the comfort of this very special home.

Outside

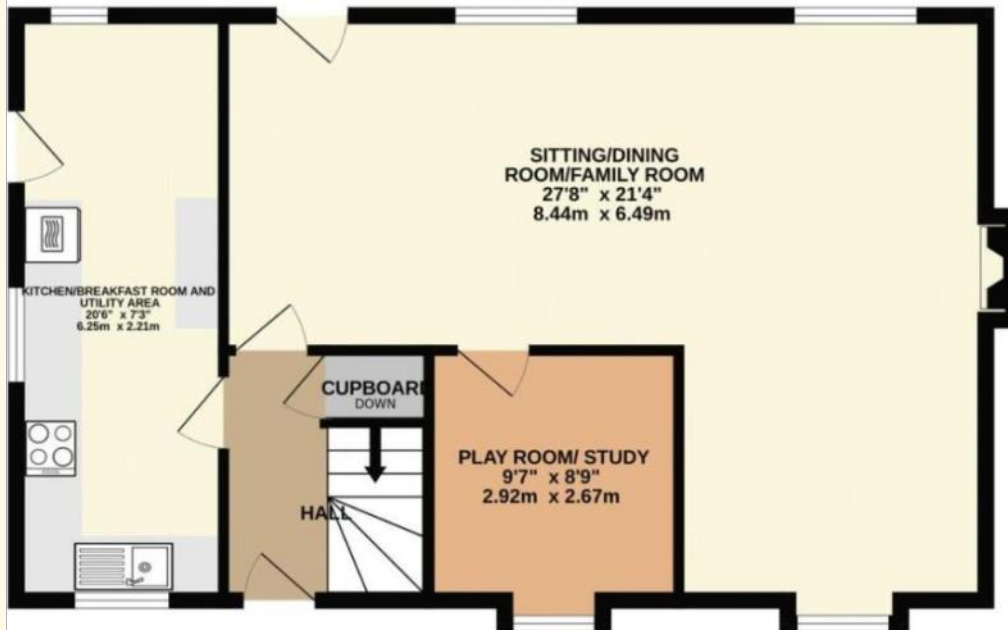
To the front of the house there is a neatly lawned garden with established shrubs and hedging. A long driveway runs alongside the house to the single garage.

At the rear there is a pretty garden with a patio area, well tended lawn and established flower/shrub borders.

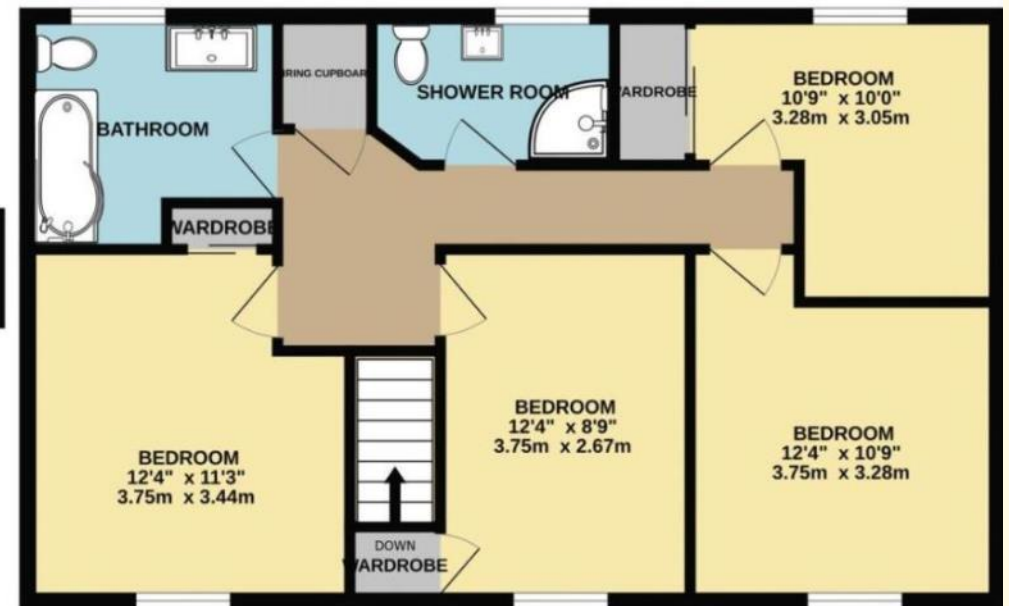




GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Mains Electricity
Oil Central Heating
Mains Water & Drainage

Council Tax Band: E

What 3 Words Location: ///dancer.thrashed.demand

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Marshall
Estate Agents

01488 686867

www.marshallestateagents.co.uk
sales@marshallestateagents.co.uk
19 High Street
Hungerford, Berkshire, RG17 0NL

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