

**21 PROSPECT ROAD  
HUNGERFORD**



**Marshall**

Estate Agents

## 21 Prospect Road Hungerford, Berkshire, RG17 0JL

£345,000

Approximately 0.5 Miles to Hungerford  
Railway Station

Approximately 8.8 Miles to Newbury

Approximately 3.5 Miles to M4 J14

- Freehold
- Semi Detached House
- Located in a Sought After Residential Street
- Far Reaching Views Across The Town
- Entrance Hall
- Cloakroom/W.C.
- Bay Fronted Sitting Room
- Fabulous Kitchen/Dining Room
- Two Bedrooms
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Block Paved Driveway
- Lovely Garden



### 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, a building society and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



### **The Property**

A beautifully presented semi detached house tucked away in a sought after residential street just ten minutes walk from the Town Centre.

This lovely home has been considerably improved and upgraded in recent years and now offers very comfortable living accommodation.

On the ground floor there is a generous sized hallway with stairs rising to the first floor. The bay fronted Sitting room has a feature fireplace and there is a fabulous re-fitted Kitchen/Dining room with French doors leading out to the rear garden. The Kitchen boasts sleek cabinets complimented by integrated appliances and bespoke work surfaces. This double aspect room enjoys excellent natural light.

Upstairs, two well proportioned double Bedrooms are served by a high quality Bathroom.

Gas central heating and double glazing keep this home warm and energy efficient.

### **Outside**

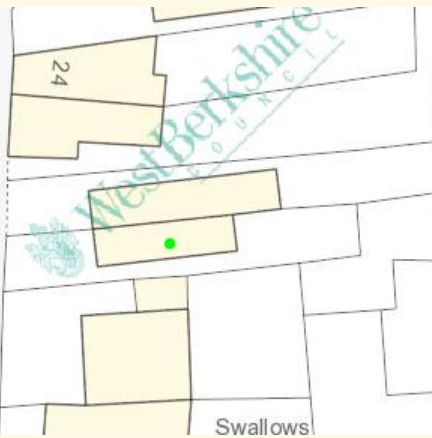
To the front of the house there is a block paved driveway and mature shrubs. There is a side gate to the rear garden.

The lovely rear garden has been landscaped with a wide sun terrace and a low maintenance gravelled area stocked with a good variety of established plants and shrubs. The end result is a very attractive, tranquil garden.





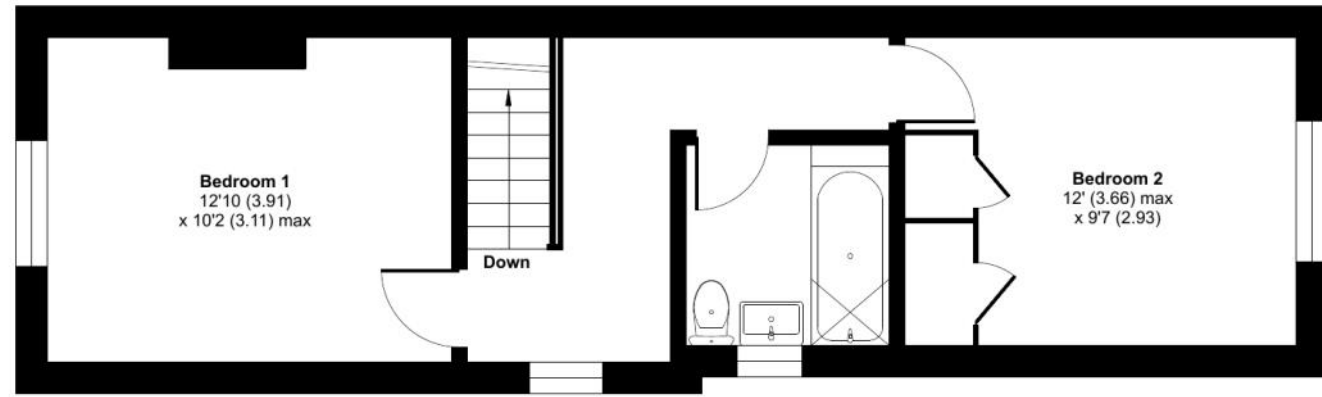
PROSPECT RD



# Prospect Road, Hungerford, RG17

Approximate Area = 799 sq ft / 74.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### Services

Mains Water & Drainage

Mains Electricity

Mains Gas

Council Tax Band: C

What 3 Words Location: ///forget.brands.greed

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marshall Estate Agents Ltd. REF: 1481795



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