



17 Sarum Way

Hungerford, Berkshire, RG17 0UJ

marc allen

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Hungerford, Berkshire, RG17 0LJ

Guide £535,000

This spacious detached bungalow sits in a quiet corner of this sought after location.

Description

There are three good bedrooms, a light and generous living room and dining room with a well appointed conservatory. There is a utility room and cloakroom off the kitchen and the property is heated by radiators via a gas boiler. A good size garden at the side of the property and there is ample parking at the front and a garage. 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).

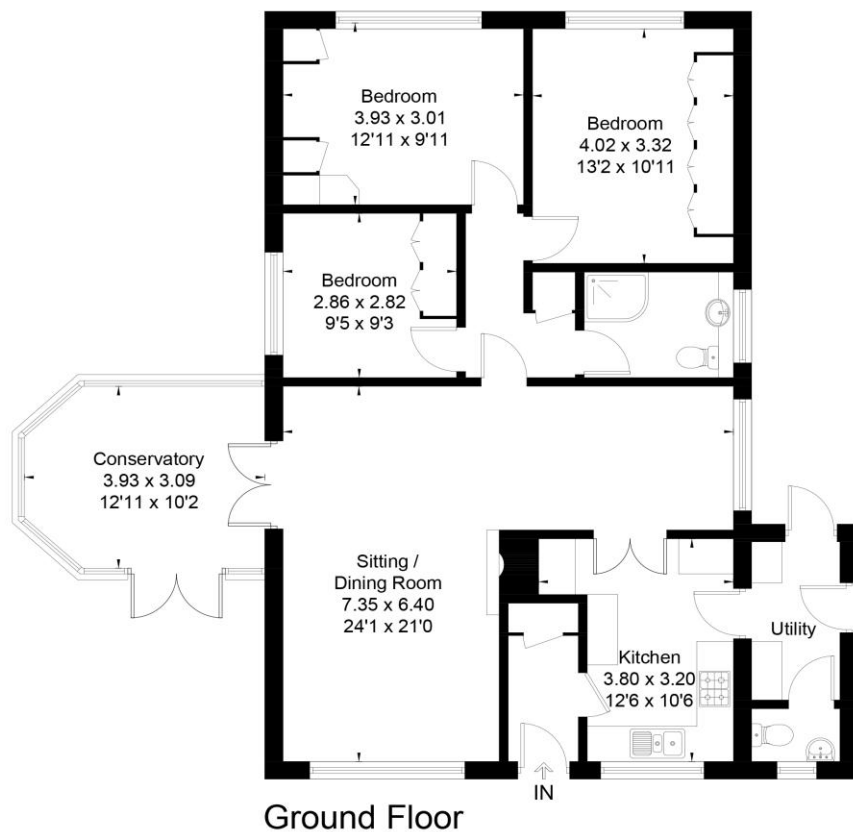
Directions

From our office, turn left and then straight over at the mini roundabout, then turn left at the roundabout onto Priory Road. Take the first right into Sarum Way and No.17 will be found in the top right corner.

- Detached Bungalow
- Three Good Bedrooms
- Conservatory
- Gas Central Heating
- Large Garden Plot
- Garage
- UPVC Double Glazing
- Generous Accommodation.
- NO ONWARD CHAIN.



Approximate Floor Area = 111.7 sq m / 1202 sq ft



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

Porch

Part glazed upvc front door gives access to:

Entrance Hall

Coat cupboard. Laminate floor.

Sitting Room

Attractive fire surround with 'living flame' gas fire. Dado rail. Tv point. Fitted display cabinet. Laminate floor. Two radiators.

Conservatory

French doors to garden. Laminate flooring. Radiator.

Dining Room

Dado rail. Laminate floor. Radiator.

Kitchen

Wall and base units comprising cupboards and drawers contrasting work surfaces incorporating one and a half bowl single drainer stainless steel sink unit with a mixer tap. Tiled splashback. Integrated oven, hob and filter canopy. Plumbing for automatic washing machine. Appliance space. Spot lights. Vinyl floor. Radiator.

Cloakroom

Wash hand basin, wc, tiled floor and splashbacks. Radiator.

Utility Room

Storage units. Work surface. Door to garage. Door to garden. Tiled floor. Radiator.

Inner Hall

Airing cupboard. Dado rail.

Bedroom 1

Fitted wardrobes. Dado rail. Radiator.

Bedroom 2

Fitted wardrobes. Dado rail. Radiator.

Bedroom 3

Fitted wardrobes. Dado rail. Radiator.

Bathroom

White suite comprising llwc, enclosed shower cubicle, vanity units with wash hand basin. Chrome towel radiator. Tiled walls and floor.

Garage

Up and over door. Power and light. Door to Utility Room.

At the front of the property is

An ample block paved area for parking several vehicles. Mature tree. Evergreen shrub garden. Outside lights. Side access gate.

At the rear of the property is

A large private garden laid to lawn with established trees and hedges. Close board fencing. Split level patio with gazebo. Further hard landscaped area with pergola. Outside tap and lights.

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		74 C
55-68	D	66 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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