



Millstones

Chilton Way, Hungerford, Berkshire, RG17 0JR





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Guide £625,000

Millstones is a modern style detached family home with four bedrooms, two bathrooms, a full width garden room and a double garage.

Description

There is gas central heating, high quality double glazing and solar panels. At the front of the property there is ample parking. The property is an excellent location close to the town.

Way and then second right into Chilton Way and Millstones will be found along on the right hand side.



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).

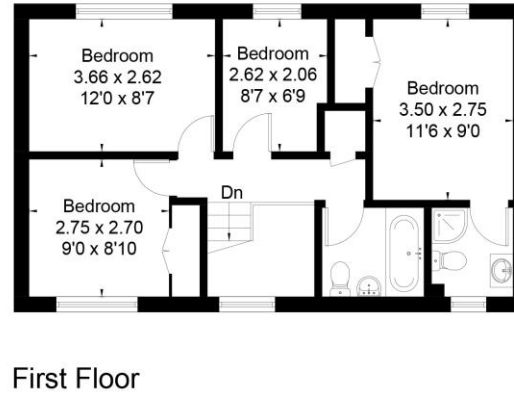
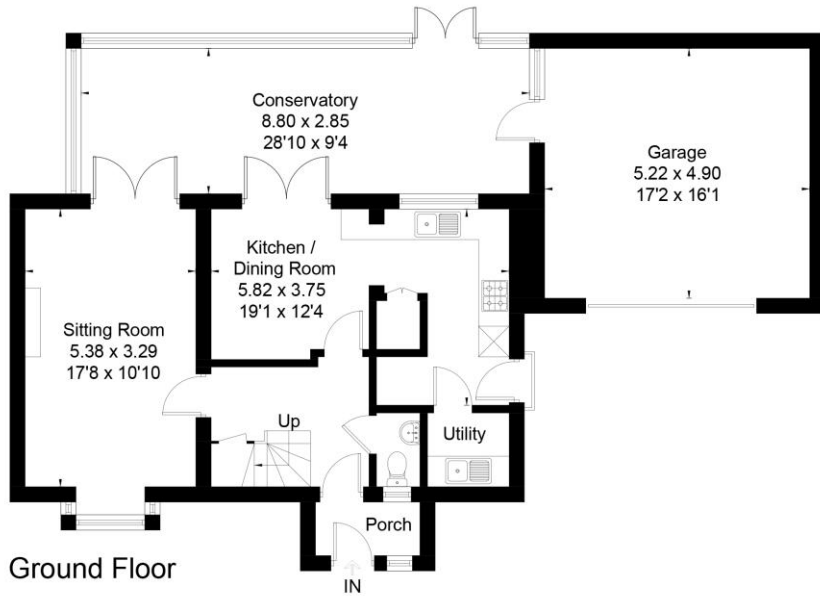
Directions

From our office, turn right down the High Street, and then left at the mini roundabout onto Church Street. Then turn left into Church

- Detached Family Home
- Good Size Sitting Room
- Four Bedrooms
- En Suite Shower Room
- Full Width Garden Room/Conservatory
- Solar Panels
- Low Maintenance Gardens
- Excellent Convenient Location
- Double Garage
- NO ONWARD CHAIN



Approximate Floor Area = 162.7 sq m / 1751 sq ft (Including Garage)



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

Double glazed door gives access to:

Porch

Cloaks hanging rails. Door to:

Reception Hall

Stairs. Understairs cupboard. Radiator. Central heating thermostat.

Cloakroom

White suite comprising wc and wash hand basin. Fully tiled walls. Radiator. Tiled floor.

Sitting Room

Bay window. Fireplace with stone surround and contrasting hearth with live flame gas fire. Dimmer switch. Wall lights. Radiator. Double glazed french doors to garden room.

Dining Room

Fitted sideboard and wall mounted display units. Radiator. Polished wood floor. Double glazed french doors to conservatory.

Kitchen

Shaker style wall and base units with contrasting work surfaces. One and a half bowl stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Appliance space. Central heating boiler. Tiled splashbacks. Tiled floor.

Garden Room

Solid roof. Tiled floor. Wall lights. Personal door to garage. Double glazed french doors to garden. Two radiators.

Stairs to first floor landing

Trap to loft. Radiator.

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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.

Bedroom 1

Double built in wardrobe. Radiator.

En Suite

In white, comprising shower cubicle, wash hand basin and wc. Tiled walls.

Bedroom 2

Radiator.

Bedroom 3

Double built in wardrobe. Radiator.

Bedroom 4

Radiator.

Bathroom

White suite with enclosed bath with shower over, wc and wash hand basin. Tiled walls. Chrome towel radiator. Tiled floor.

Garage

Double garage with two up and over doors. Power and light. Tap. Door to Garden Room.

The front of the property is

Block paved with double width driveway and ample parking. Wrought iron railings and gate. Side access.

The rear of the property is

Split level and low maintenance with gravelled patio area and railings. Access to rear from both sides. Established shrubs.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

