



21 Homefield Way
Hungerford, Berkshire, RG17 0JZ

marc allen

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£595,000

A rarely available detached house situated in a favoured residential area of the town.

Description

The property is very comfortable as it is, but offers potential to extend subject to the usual consents of course. The accommodation currently includes a hall from which the stairs lead, a sitting room with a fireplace and doors to a separate dining room. There is also a good sized conservatory overlooking the garden. The kitchen has a range of painted finish units and there is also a useful utility room and cloakroom. A door from the utility gives access in to the garage, which is beneficial. The garage has a remote-controlled roller shutter door. On the first floor there is a generous landing and three bedrooms, two of which have built in wardrobes. The shower room is nicely fitted with a large shower enclosure and a white suite. Outside there is extremely good frontage with lots of off road parking and a large mature garden at the rear. A viewing is strongly advised to fully appreciate the overall qualities of the lovely home.

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 up the High Street, and right at the mini roundabout onto Atherton Road. Turn left onto Church Way and then take the second right into Homefield Way. No 21 will be found along on the right hand side.

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Utility
- Cloakroom
- Three Bedrooms
- Shower Room
- Garage
- Mature Gardens
- Off Road Parking for Several Vehicles



Approximate Floor Area = 138.6 sq m / 1492 sq ft



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

Enclosed Porch

Door to:-

Entrance Hall

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

Sitting Room

A lovely dual aspect room with a bay window. Feature Portland stone fireplace and electric fire. Two radiators. Sliding doors to:

Dining Room

Wood effect flooring. Radiator. Sliding doors to:

Conservatory

Wood effect flooring. Radiator. Doors to the garden.

Kitchen

Fitted with a range of 'painted' finish wall and base units with drawers, work surfaces over and tiled surrounds. Dark grey sink unit with a mixer tap. Built in electric oven, grill, ceramic induction hob and extractor over. Plumbing for dish washer. Appliance space. Radiator. Wood effect flooring.

Utility

Plumbing for automatic washing machine and appliance space. Radiator. Wood effect flooring. Door to garage and to the garden.

Cloakroom

A white suite comprising wc and wash hand basin with a cupboard below. Radiator. Wood effect flooring.

Staircase gives access to landing

Side window. Access to loft.

Bedroom 1

Built in wardrobe. Radiator.

Bedroom 2

Built in wardrobe. Radiator.

Bedroom 3

Airing cupboard housing hot water tank and immersion heater. Radiator.

Shower Room

With a generous walk in shower enclosure, wash hand basin with a cupboard below, and wc. Radiator/towel rail. Extractor fan.

Garage

To the side with a remote controlled roller shutter door. Light and power.

At the front of the property is

An extremely good frontage with a driveway providing off road parking for several vehicles, together with a car port to the side. The garden is laid to grass with borders, low walling and side access to the oil tank.

At the rear of the property is

A wide paved terrace leading to a lawned garden with shrubs and borders, all providing good interest and structure. There is a further patio area and garden shed.

Services

All mains connected, except gas. Provision for gas is to the front of the garage. 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		
55-68	D		66 D
39-54	E	45 E	
21-38	F		
1-20	G		

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