



22 Cottrell Close

Hungerford, Berkshire, RG17 0HF



A modern three-bedroom semi-detached house with an extremely spacious open plan extension to the downstairs, being sold with no onward chain.

114 High Street, Hungerford, Berkshire RG17 0LU

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Entrance hall | Downstairs cloakroom with utility space | Modern kitchen/breakfast room | Large open plan living/dining room

Master bedroom with fitted wardrobes and en-suite shower room | Double bedroom | Single bedroom | Family bathroom

Gas central heating | Double glazing | Side access to rear garden with lawn and Summer House | Driveway parking for two cars

Guide Price £450,000

SITUATION

The property is conveniently situated on the outskirts of Hungerford which is useful for local transport links whilst also being within walking distance of Hungerford High Street and railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarket. The town is renowned as a centre for antiques and there is a primary school and secondary school. The mainline railway station has trains to London (Paddington). Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

Accommodation comprises entrance hall, downstairs cloakroom with utility space and modern kitchen/breakfast room. The living room has been

thoughtfully extended to provide a large, light and airy living/dining area with gas fire and doors onto the garden. Upstairs there is a master bedroom with fitted wardrobes and en-suite shower room, double bedroom, good size single bedroom and family bathroom with shower over bath. The property has gas central heating and double glazing.

Outside there is driveway parking for two cars and side access to the south facing rear garden with lawn, flower beds, decking and Summer House.

The property is being sold with no onward chain and viewing is strongly recommended.

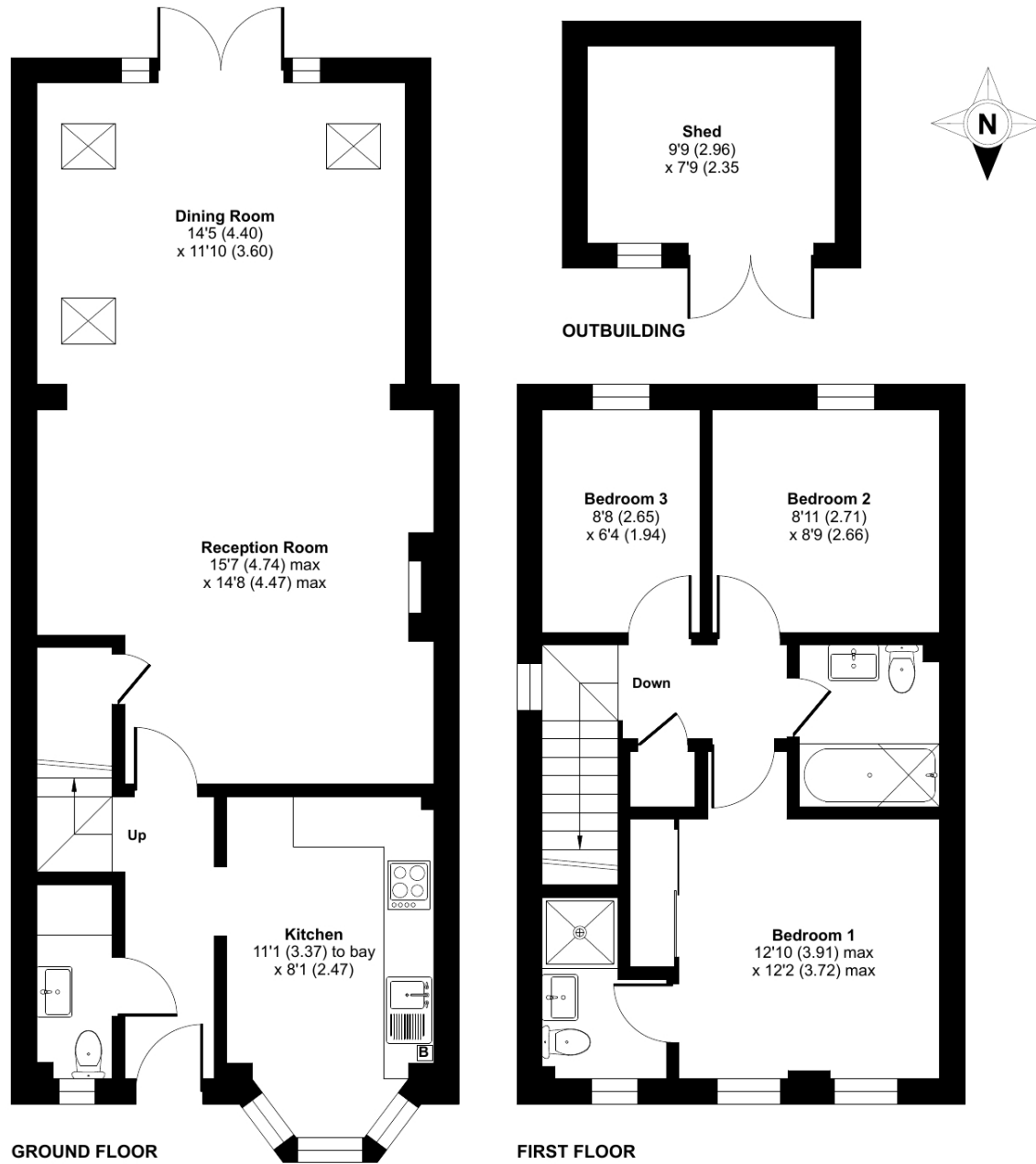
COUNCIL TAX

Band D – West Berkshire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

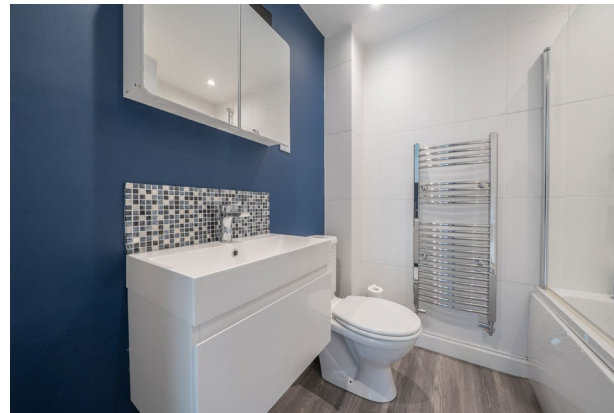
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Approximate Area = 1010 sq ft / 93.8 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1085 sq ft / 100.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Nye & Co Hungerford Ltd. REF: 1433671

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