

**17 SARUM WAY
HUNGERFORD**



17 Sarum Way

Hungerford, Berkshire, RG17 0LJ

£499,950

Approximately 0.6 Miles to Hungerford
Railway Station

Approximately 9 Miles to Newbury

Approximately 3.7 Miles to M4 J14

- Freehold
- Detached Bungalow
- Lovely Garden
- Plenty of space for extending subject to obtaining planning permission
- Located in a Highly Sough After Residential Cul-De-Sac
- Available For a Swift Sale With No Onward Chain
- Entrance Hall
- Living/Dining Room
- Conservatory
- Kitchen
- Utility Room
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Garage
- Attractive Gardens to Front and Rear



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



The Property

A very well presented detached bungalow occupying an excellent plot with plenty of space for further extension subject to obtaining planning permission.

This comfortable home is located in a highly sought after cul-de-sac just ten minutes walk from the High Street.

The accommodation includes a bright and airy double aspect Living/Dining room, a modern Kitchen and a useful Utility room. There is also a Cloakroom/W.C. and a conservatory with doors leading onto the patio and garden.

Three comfortable Bedrooms are served by a high quality shower room.

Gas central heating and double glazing are the finishing touch to this very special home which is offered for sale chain free.







Outside

At the front of the property there is a block paved driveway leading to the single garage and a neatly tended flower and shrub border.

To the rear/side there is a lovely garden which includes a patio, expansive lawns, established shrubs and a fruit tree. The garden offers space for further extension subject to obtaining planning permission and enjoys a sunny aspect.



Approximate Floor Area = 111.7 sq m / 1202 sq ft



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		

Services

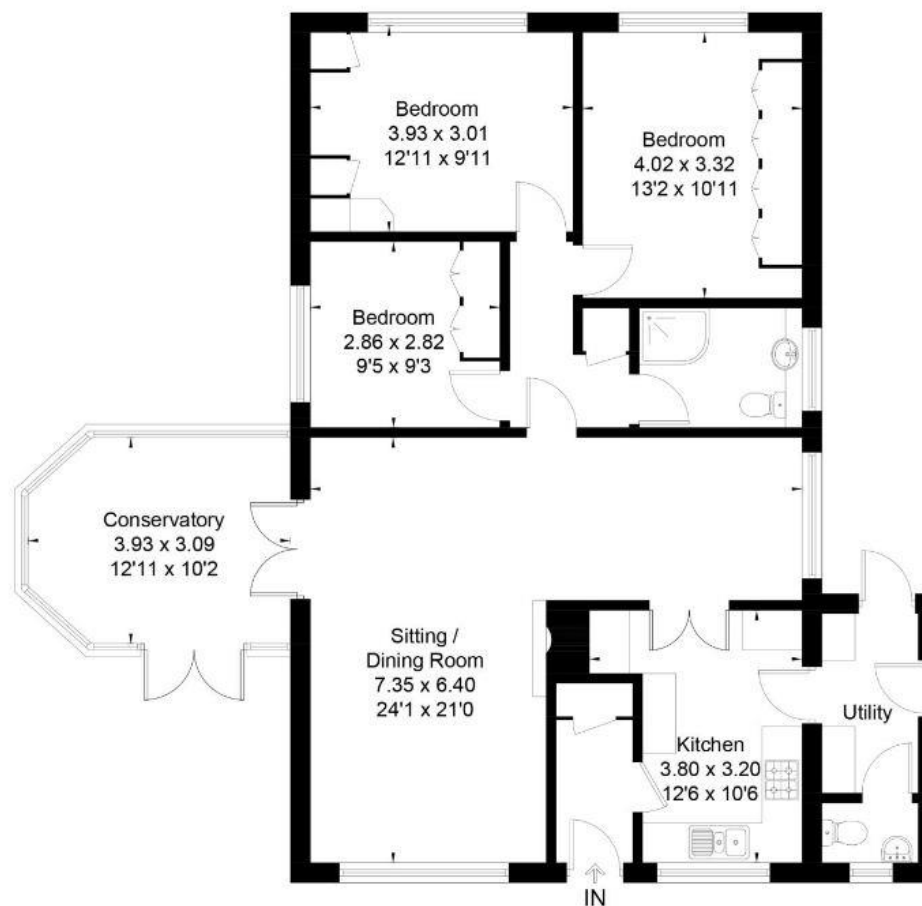
Mains Water & Dranage

Mains Gas

Mains Electricity

Council Tax Band: D

What 3 Words Location: ///aimlessly.muscular.talent



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114176

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