

77 Priory Avenue

Hungerford, Berkshire, RG17 0AS

marc allen





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Guide £575,000

A substantial semi detached property that has been extended to create a very comfortable and workable family home.

Description

The accommodation includes a hall from which the stairs lead and a seperate sitting room with a fireplace and wood burning stove. The kitchen/dining/family room is a fabulous open plan space with a contemporary range of units to include an island, two sets of bi fold doors to the garden and a distinctive roof line with velux windows. There is also a useful cloakroom/shower room and utility room. A door from the utility leads in to the remainder of the garage for storage. On the first floor there are four well balanced bedrooms and a bathroom that includes a shower. Outside there is a wide frontage providing off road parking and access to the garage storage area. There is a good sized rear garden with an area of composite decking, lawn and border, all enclosed by wood panel fencing.

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).

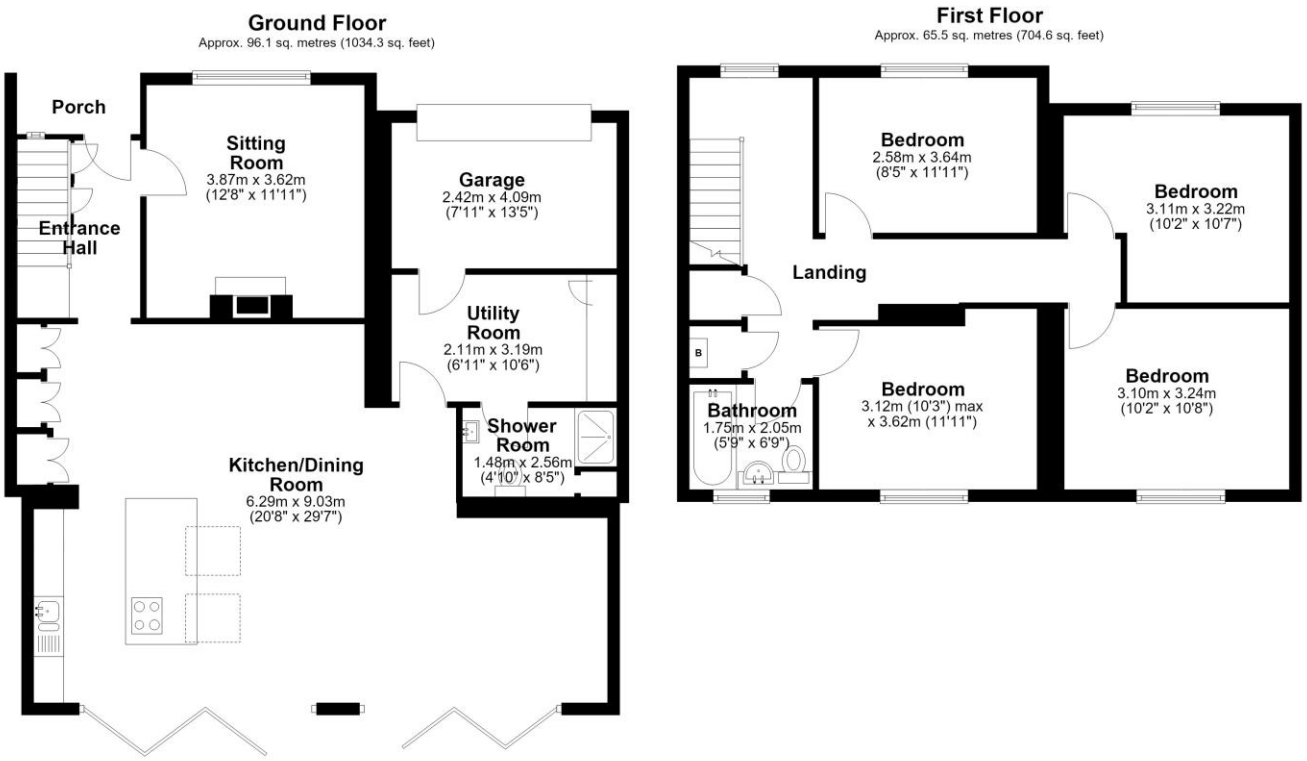
Directions

From our office, turn left up the High Street and then left onto Priory Road. Follow along and then turn left into Priory Avenue and No.77 will be found along on the right hand side.

- Spacious Open Plan Kitchen/Family Room
- Separate Sitting Room with Wood Burning Stove
- Useful Utility Room
- Four Good Sized Bedrooms
- Modern Family Bathroom
- Enclosed Rear Garden
- Wide Cotsworld Stone Driveway





Total area: approx. 161.5 sq. metres (1738.9 sq. feet)





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

Porch
Door to:-

Entrance Hall
Traditional style radiator. Tiled floor. Understairs storage with 'touch' opening.

Sitting Room
Fireplace with a woodburning stove. Traditional style radiator.

Kitchen/Family Room
A fabulous open plan space with a distinctive roof line velux windows and two sets of bi fold doors to the garden. Fitted in a contemporary style with an island unit, wall and base units with drawers and work surfaces over. Single drainer sink unit with a mixer tap. Integrated dishwasher, induction hob and 'pop up' extractor. Built in electric oven and microwave. Upright radiator. Exposed brick effect wall.

Utility Room
With further units and work surfaces. Plumbing for automatic washing machine. Appliance space. Tiled floor. Door to:-

Store
The remainder of the garage with a roller shutter door.

Staircase gives access to landing
Traditional style radiator. Access to loft. Built in cupboard. Airing cupboard with gas fired boiler for domestic hot water and central heating.

Bedroom 1
Traditional style radiator.

Bedroom 2
Traditional style radiator.

Bedroom 3
Traditional style radiator. Wood effect flooring.

Bedroom 4
Traditional style radiator. Wood effect flooring.

Bathroom
A white suite comprising panelled bath with a shower over and screen, wash hand basin with cupboards below and wc. Tiled floor and surrounds. Heated towel rail. Extractor fan.

Garage

At the front of the property is
A wide cotsworld stone driveway for off road parking with low walling and hedging.

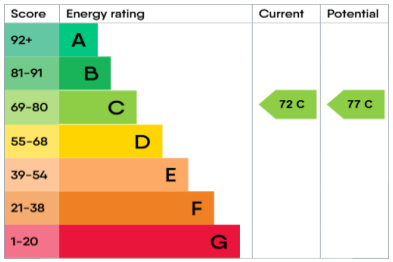
At the rear of the property is
A wide area of composite decking leading to a lawned garden with a border edged with railway sleepers, all enclosed by wooden fencing. Garden store/summerhouse. Outside lighting.

Services
All mains connected. Appliances, where fitted, have not been tested. Only fixtures and fittings which are specifically identified are included.









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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.