



**16 Sanden Close**  
Hungerford, Berkshire, RG17 0LB

**marc allen**



# 16 Sanden Close

Hungerford, Berkshire, RG17 0LB

Guide £645,000

A substantial semi detached house that has been extended to create an extremely comfortable family home, situated in a favoured residential area of the town.

## Description

The accommodation includes a hall from which the stairs lead, a nicely fitted cloakroom and a sitting room with a fireplace and wood burning stove. There is also a dining room with doors to the garden. The open plan kitchen/family room is a fabulous space for the whole family to enjoy, fitted with a distinctive range of units, a large island unit, limestone style flooring and bifold doors out onto the garden. There is also a useful utility room. On the first floor the main bedroom has an en suite shower room, together with a walk in wardrobe. The second bedroom also has an en suite shower room and fitted wardrobes. The remaining two bedrooms are served by the family bathroom and this includes a shower. Outside there is a wide corner plot with a driveway and detached garage to the side. The rear garden is fully enclosed, with generous paved terrace, lawn, mature trees and shrubs. A viewing is strongly advised to fully appreciate the overall proportions of the outstanding property.

## 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

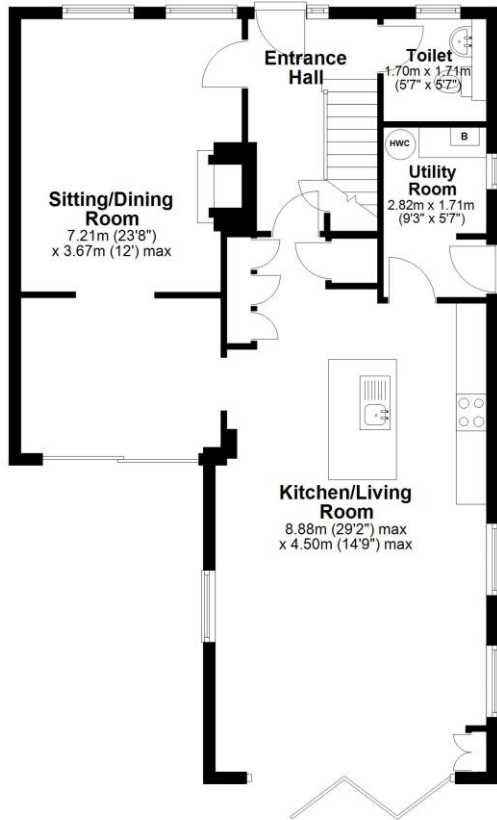
From our office, turn left up the High Street, and right at the mini roundabout onto Atherton Road. Then turn left onto Church Way, and then take the second right into Homefield Way. Turn left into Sanden Close, and No.16 will be found along on the right hand side.

- Entrance Hall
- Cloakroom
- Utility
- Sitting Room
- Dining Room
- Kitchen/Family Room
- Four Bedrooms
- Two En Suite Shower Rooms
- Family Bathroom
- Garage
- Gardens
- Triple Width Driveway



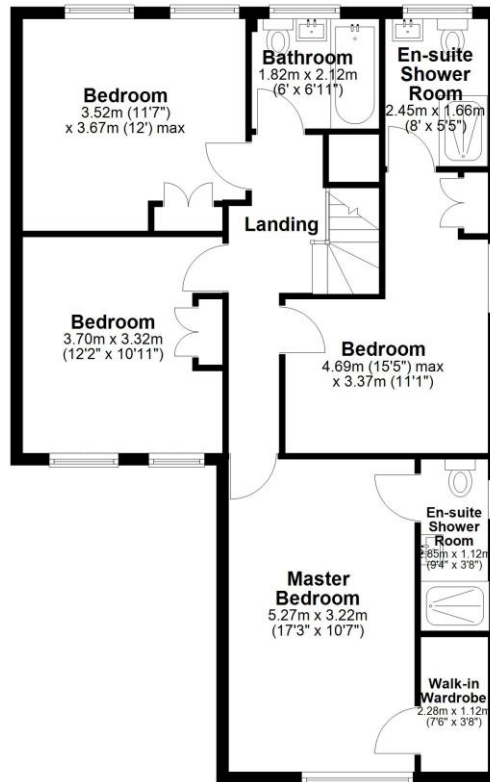
### Ground Floor

Approx. 79.5 sq. metres (856.3 sq. feet)



### First Floor

Approx. 79.3 sq. metres (853.8 sq. feet)



Total area: approx. 158.9 sq. metres (1710.0 sq. feet)



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

### Porch

### Entrance Hall

Solid oak flooring. Understairs cupboard.

### Cloakroom

With a wc and wash hand basin. Radiator Limestone flooring.

### Utility Room

Plumbing for automatic washing machine with a worksurface over. Wall mounted gas fired boiler for domestic hot water and central heating. Hot water tank. Limestone flooring. Water softener. Door to side.

### Sitting Room

Fireplace with a woodburning stove and surround. Solid oak flooring. Radiator. Opening to:-

### Dining Room

Solid oak flooring. Radiator. Double glazing panelled doors to garden.

### Kitchen/Family Room

A fabulous open plan space but with clearly defined areas. The bespoke kitchen has a comprehensive range of 'two tone' wall and base units with feature glass splashback and under unit lighting. Solid walnut worktops. Island with a breakfast bar. Sink with a mixer tap and integrated dishwasher and fridge/freezer. Three radiators. Limestone flooring. Larder cupboard. Bi fold doors to the garden.

### Staircase gives access to landing

Access to loft. Radiator.

### Bedroom 1

Walk in wardrobe with fitted shelving, drawers and rails. Two radiators.

### En Suite Shower Room

With a generous shower enclosure, wash hand basin with a cupboard below and wc. Tiled floor and surrounds. Radiator.

### Bedroom 2

Fitted wardrobe. Radiator.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

### En Suite Shower Room

With a generous shower enclosure, wash hand basin with a cupboard below and wc. Tiled floor and surrounds. Radiator.

### Bedroom 3

Built in wardrobe. Radiator.

### Bedroom 4

Built in wardrobe. Radiator.

### Bathroom

A white suite comprising panelled bath with a shower over, and screen. Wash hand basin with a cupboard below and wc. Tiled floor and surrounds. Heated towel rail.

### Garage

To the side with timber feather edged board and door to the side. Lighting and power.

### At the front of the property is

A lawned garden with lawn and mature shrub borders. The garden extends to the side where there is a triple width driveway.

### At the rear of the property is

A wide paved terrace leading to a lawned garden with mature trees, shrubs and wisteria. The garden is enclosed by wooden fencing with a gate to the rear. Outside lighting and power.

### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

- Fibre Broadband with Gigaclear
- Mains Installed Burglar Alarm
- Water Meter
- Smart Meter (electric)
- Wired Network Points Throughout



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

