

**17 PARK STREET  
HUNGERFORD**



## 17 Park Street

Hungerford, Berkshire, RG17 0EF

£499,950

Approximately 0.2 Miles to Hungerford  
Railway Station

Approximately 8.4 Miles to Newbury

Approximately 3.4 Miles to M4 J14

- Freehold
- Semi Detached Cottage
- Located Close to Hungerford Common and the Town Centre
- Sitting room
- Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- En-Suite Shower Room
- Family Shower Room
- Exposed Beams
- Fireplace With Wood Burner
- Gas Central Heating
- Double Glazing
- Lovely Secluded Garden
- EV Charging Point
- Residents Parking Permit Area



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



### **The Property**

A beautifully presented semi-detached cottage occupying a prime position just a few minutes walk from Hungerford Common, The Town Centre and the Railway Station.

This charming home includes a bright and airy Dining room which leads through to a Sitting room with a large red brick fireplace housing a wood burner. Engineered Oak flooring runs through both of these rooms and there are also attractive exposed beams and wall timbers.

The Kitchen/Breakfast room is fitted with painted finish cabinets which are complimented by woodblock work surfaces and a Belfast sink. Flagstone flooring and a breakfast bar are the finishing touch. A door leads from the Kitchen to a Conservatory/sun room and in turn the garden.

Upstairs, there are three well proportioned Bedrooms served by a high quality en-suite Shower room and an equally impressive family Shower room.

### **Outside**

The garden and front door are approached through a gateway from Park Street. The pretty garden extends to the side and rear of the cottage and includes a paved sun terrace rising to a neat lawn flanked by well stocked flower and shrub borders.

The garden enjoys a sunny aspect and a good degree of seclusion.

At the front of the house there is an EV charging point and a residents parking permit scheme is in operation.









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### Services

Mains Water & Drainage  
Mains Electricity  
Mains Gas

Council Tax Band: E

What 3 Words Location: ///slogged.archduke.parts



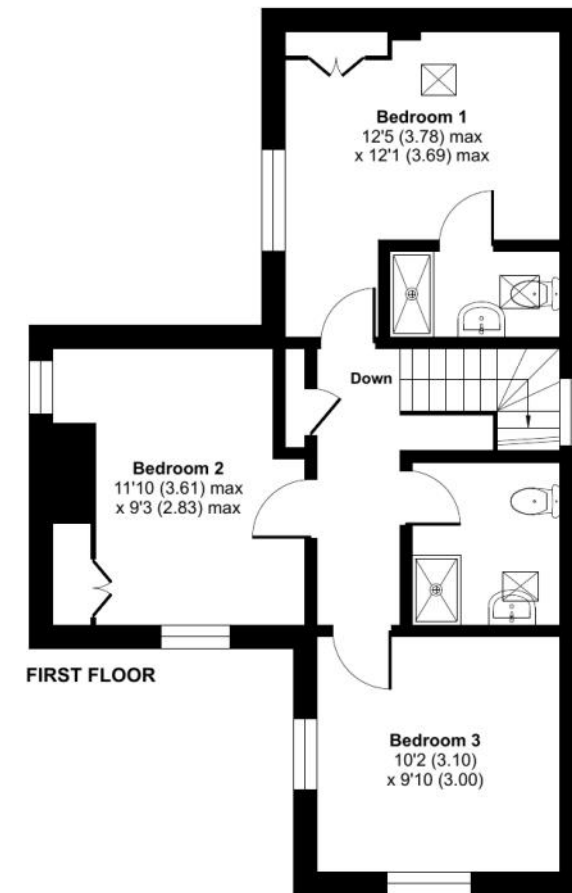
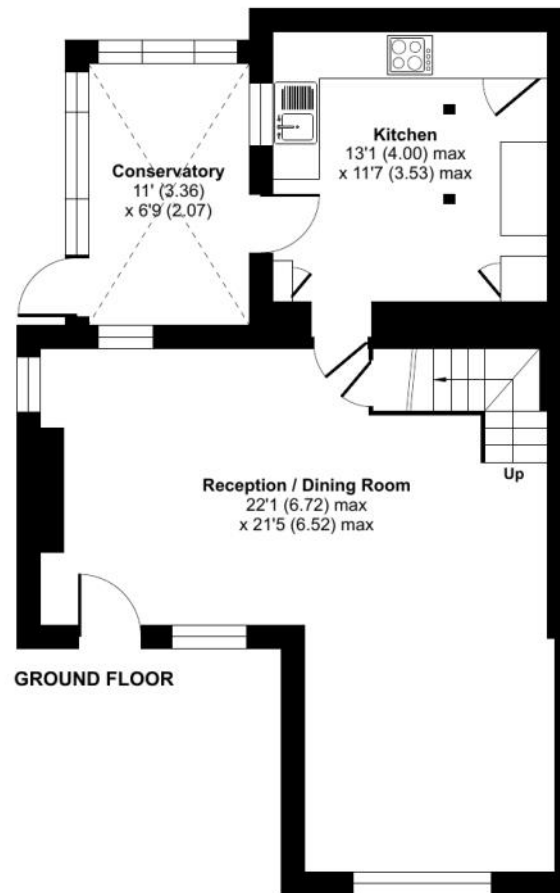
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## Park Street, Hungerford, RG17

Approximate Area = 1117 sq ft / 103.7 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). © nichecom 2026. Produced for Marshall Estate Agents Ltd. REF: 1468223



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