

**2 MACKLIN CLOSE
HUNGERFORD**



2 Macklin Close

Hungerford, Berkshire, RG17 0BY

£625,000

Approximately 0.2 Miles to Hungerford
Railway Station

Approximately 8.7 Miles to Newbury

Approximately 3.5 Miles to M4 J14

- Freehold
- Detached Bungalow
- Superbly presented
- Entrance Hall
- Lounge/Dining Room
- Beautifully Appointed Kitchen
- Lovely Conservatory
- Three Bedrooms
- Luxurious Bathroom
- Garage
- Driveway
- Low Maintenance Front Garden
- Lovely Corner Plot Rear Garden
- Gas Central Heating
- Double Glazing
- Central Location



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 detached bungalow occupying an excellent corner plot within this highly sought after residential cul-de-sac.

This lovely home has been superbly upgraded by the current longstanding owners with great attention to detail evident throughout.

The well designed accommodation includes a good sized Sitting room with a wood burner and fabulous modern Kitchen boasting sleek cabinets and granite worksurfaces.

The light and airy Conservatory also serves as a comfortable Dining room and has connecting doors to both the Sitting room and the Kitchen.

Three generously proportioned Bedrooms benefit from a sumptuous family Bathroom featuring a modern white suite which includes a shower above the bath.

Gas central heating and double glazing are the finishing touch to this very special home.

Outside

To the front there is a block paved driveway leading to the attached single garage with boiler/Utility room at the rear.

The neat front garden has been designed with low maintenance in mind.

To the rear and side of the property there is a beautifully tended garden which includes a patio area, neatly tended lawns and a wide variety of mature shrubs and plants giving as good degree of seclusion





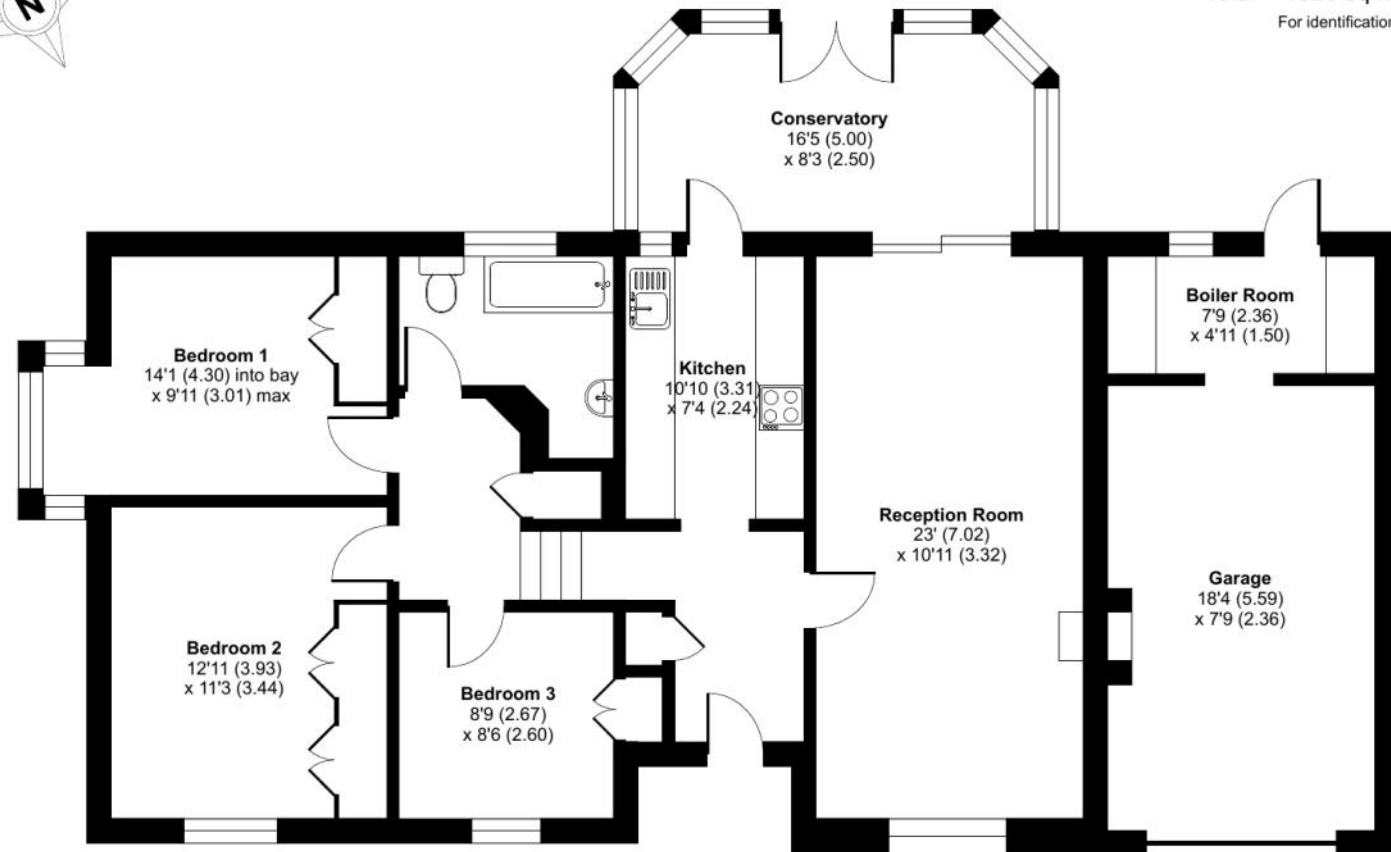
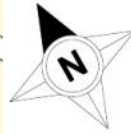
Macklin Close, Hungerford, RG17

Approximate Area = 1060 sq ft / 98.4 sq m

Garage = 260 sq ft / 24.1 sq m

Total = 1320 sq ft / 122.6 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Marshall Estate Agents Ltd. REF: 1397412



Services

Mains Gas

Mains Water & Drainage

Mains Electricity

Council Tax Band: D

What 3 Words Location: ///bookshelf.feasts.lazy

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