



11 Aldbourne Close

Hungerford, Berkshire, RG17 0SQ

marc allen

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£535,000

A nicely proportioned detached house situated in the favoured Chapel Rise development.

Description

The accommodation includes a separate hall from which the stairs lead, a useful downstairs cloakroom and sitting room with a bay window. The Kitchen has a range of white gloss finish units and opens through into the dining room. On the first floor, there are three bedrooms, one of which has an en-suite shower room, and full family bathroom. Outside there is a driveway to the garage and garden to the front and rear.

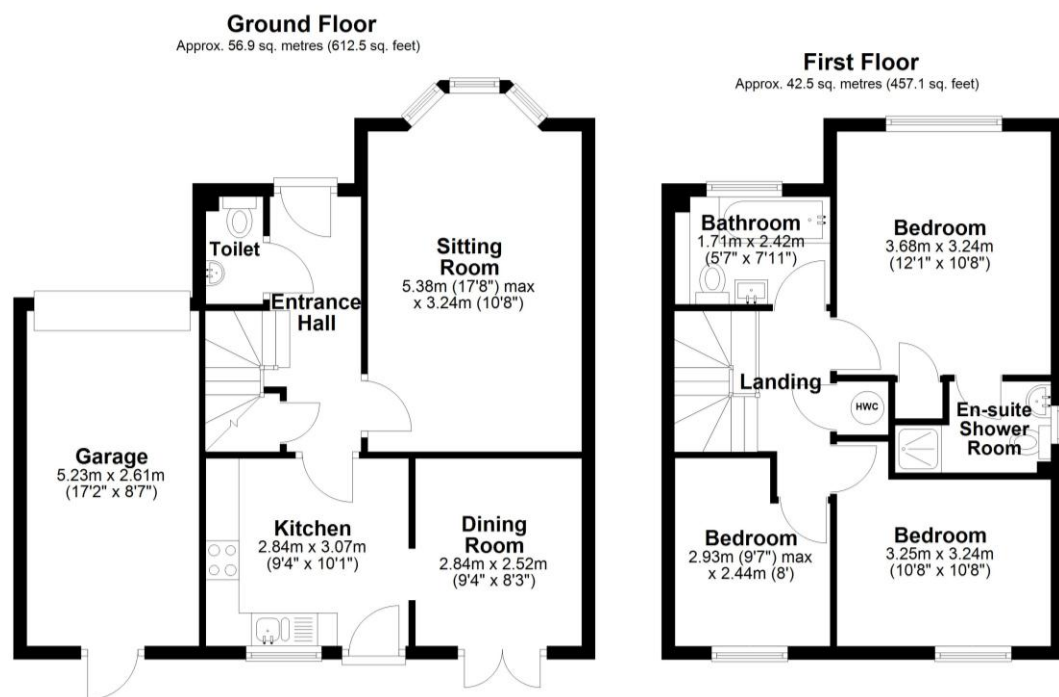
Hungerford

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 right and turn right at the mini roundabout onto Park Street. Take the second right into Ramsbury Drive and take the first left into Aldbourne Close. No 11 will be found straight ahead.

- Porch
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Three bedrooms
- En-Suite Shower Room
- Bathroom
- Garage
- Large Rear Garden with Excellent Potential for Extension (Subject to the usual consents)



Total area: approx. 99.4 sq. metres (1069.5 sq. feet)



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

Porch

Entrance Hall

Wood effect flooring. Radiator. Stairs to first floor. Under stairs cupboard.

Cloakroom

With a wash hand basin and wc. Radiator.

Sitting Room

Radiator. Bay window. Wood effect flooring.

Dining Room

Tiled floor. Radiator. Door to garden.

Kitchen

Fitted with a range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink units with a mixer tap. Built in electric oven, hob and extractor. Plumbing for automatic washing machine. Radiator. Wall mounted gas fired boiler for domestic hot water heating. Door to side.

Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater. Access to first floor.

Bedroom 1

Built in wardrobe. Wood effect flooring. Radiator.

Ensuite Shower Room

With a shower enclosure. Wash hand basin. Radiator. Tiled floor. Extractor fan.

Bedroom 2

Radiator. Wood effect flooring.

Bedroom 3

Radiator.

Bathroom

Comprising panelled bath with a shower attachment and screen, wash hand basin and wc. Tiled floor and surrounds. Extractor fan.

Garage

To the side with a metal up and over door. Light and power.

At the front of the property is

A lawned garden with shrubs and a driveway to the garage.

At the rear of the property is

A paved patio leading to a lawned garden with borders. Outside tap and light. Side access.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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