

**TWO TREES, PROSPECT ROAD
HUNGERFORD**



Russell Marshall
Estate Agents

Two Trees

Prospect Road, Hungerford, Berkshire, RG17 0JL

Guide Price £650,000

Approximately 8.8 Miles to Newbury

Approximately 0.2 Miles to Hungerford town centre

Approximately 3.5 Miles to M4 J14

- Freehold
- Detached House
- Prime Central Hungerford Location
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Cloakroom/W.C.
- Conservatory
- Four Bedrooms
- Bath/Shower Room
- Gas Central Heating
- Double Glazing
- Garage
- Large Driveway With Five Bar Gate
- Lovely Mature Garden
- Glorious Far Reaching Views
- No Onward Chain



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

Two Trees is a lovely detached house quietly situated in one of Hungerfords most sought after residential streets just ten minutes walk from the Town Centre.

This very special home stands in an excellent plot with glorious far reaching views across the rooftops of Hungerford towards the countryside beyond.

The bright and airy accommodation includes a comfortable Sitting room with an open fireplace, a Dining room and a well appointed Kitchen with a useful Utility room adjacent. Overlooking the rear garden there is an attractive Conservatory with French doors opening onto the patio and sun terrace. Finally, a Cloakroom/ W.C. completes the ground floor.

Upstairs, there are four generously proportioned Bedrooms served by a high quality family Shower/ Bathroom.

On the market for the first time in over forty years, Two Trees has a welcoming atmosphere and is offered for sale chain free. Please call to arrange a viewing at your convenience.







Outside

A five bar gate opens onto the large block paved driveway which offers parking space for several vehicles and leads to the garage with power and light.

There is a neatly lawned front garden.

The rear garden is the jewel in the crown of this house and extends around 75' in length.

A wide paved sun terrace steps down to a neatly lawned garden interspersed with established shrubs and trees, flower borders and ornamental fish pond.

Within the garden there is a summer house and a greenhouse





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Services

- Mains Gas
- Mains Water & Drainage
- Mains Electricity

Council Tax Band: E

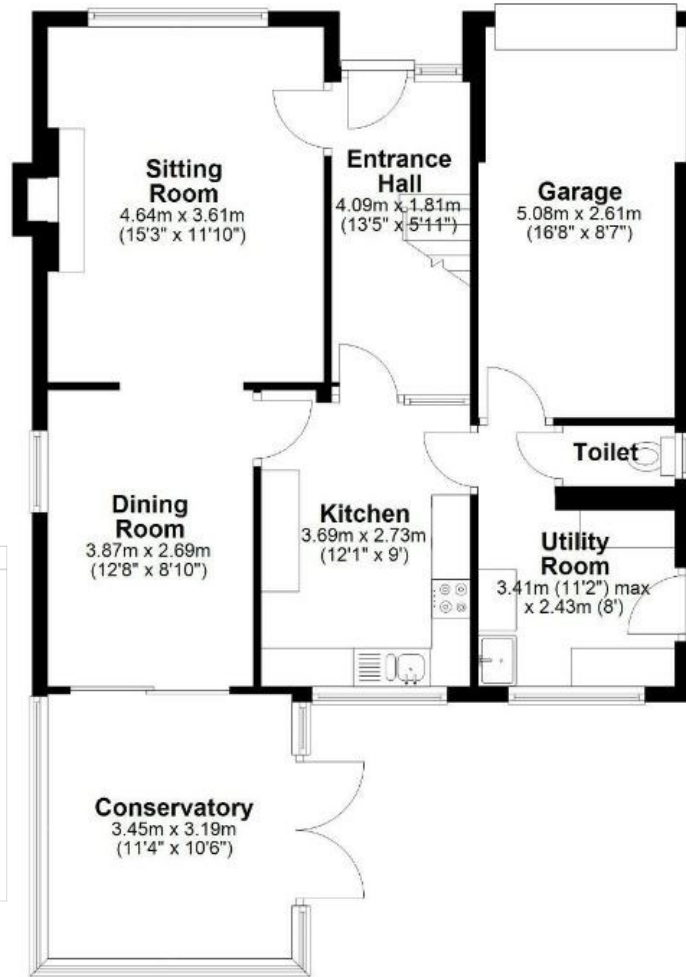
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Ground Floor

Approx. 80.8 sq. metres (869.6 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.8 sq. feet)



Total area: approx. 140.1 sq. metres (1508.4 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
 Plan produced using PlanUp.

Two Trees, Prospect Road, Hungerford

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