

Breach Square, Priory Avenue, Hungerford RG17 0AT

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£450,000 *Freehold*

An extended semi-detached bungalow offering flexible accommodation and the convenience of an additional outbuilding ideal as a studio, home office or workshop. Situated in the popular market town of Hungerford, the accommodation centres around a spacious sitting room/dining room with striking roof lanterns flooding the room with light, a wood-burning stove, alongside a well-appointed kitchen ideal for modern family life. There are three bedrooms, two bathrooms, a utility room and a large flexible additional room with underfloor heating, currently used as a gym.

Outside there is driveway parking for two vehicles, and two low-maintenance gardens with attractive seating areas and useful storage.

The property has benefited from extensive improvements, including upgraded electrics, roof and double glazing, together with gas central heating and zoned underfloor heating.

In addition, previous planning permission was granted for a loft conversion with a rear dormer, demonstrating excellent potential to create additional first-floor accommodation (subject to obtaining any necessary consents).

Enjoying easy access to canal-side walks, open countryside and the town centre's independent shops, cafés and amenities, this is a superb home offering space, flexibility and a wonderful lifestyle. The property provides excellent transport links and is located just 4 miles from the M4.

The property is connected to all mains and operates on gas central heating along with zoned underfloor heating. There are no known mobile coverage issues and there is Ultrafast broadband available in the area.

KEY FEATURES

- Three-Bedroom Semi-Detached Bungalow
- Extended To Offer Versatile Accommodation
- Sitting Room/Dining Room With Log Burning Stove
- Two Bathrooms
- Kitchen And Utility Room
- Detached Outbuilding Ideal for Homeworking
- Flexible 4th Room Currently Used As A Gym
- Two Gardens And Off Road Parking For Two Cars

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MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: C



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

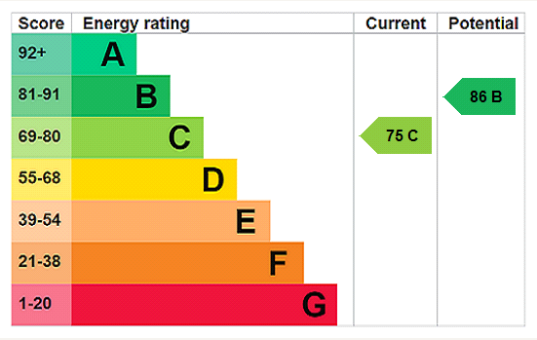
118.9 m²

1280 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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