



TUDOR FIRS, SALISBURY ROAD,
HUNGTFORD

BREARLEY & RICH
ESTATE AGENTS

TUDOR FIRS, SALISBURY ROAD, HUNGERFORD, BERKSHIRE, RG17 0LG

M4 (Junction 14) Approximately 4 Miles, Newbury Approximately 10 Miles.
Hungerford Railway Station approximately ten Minutes walk with links to London Paddington and the West Country.

Modern detached family home offering well proportioned, flexible accommodation and is located on one of Hungerford's most popular roads within easy reach of everything Hungerford has to offer. The property also offers scope to improve and extend, subject to applying for and obtaining necessary planning permissions.

* Entrance hall * Sitting room* Dining room * Kitchen/breakfast room * Utility room * Study * Cloakroom * Four bedrooms *
* En suite shower plus Family bathroom* Pretty westerly facing garden * Double garage and ample driveway parking *



Hungerford

The property is conveniently located just a few minutes walk from the High Street and the Railway station. 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, primary and secondary schools, library, post office, banks and a doctors surgery. There is a swimming pool, sports centre, rugby, tennis and football clubs.



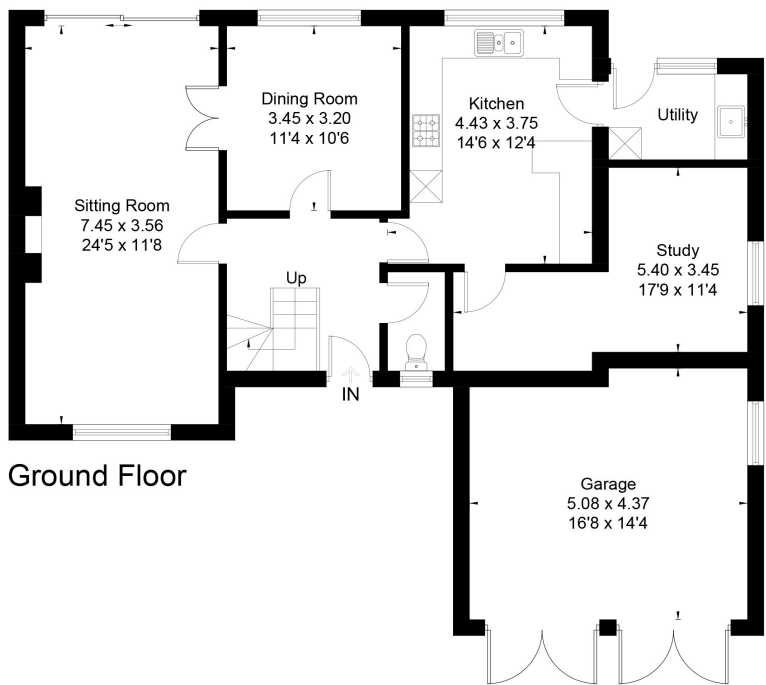
The Property

Located in one of the most prestigious parts of Hungerford, Tudor Firs is a modern family home built in the late 1980's with some Tudor influence notable in the front elevation brickwork. A welcoming entrance hall with a cloakroom leads to a dual aspect sitting room with a fireplace that has a gas 'real flame' fire and sliding patio doors to the garden. The sitting room follows round and through double doors to a good size dining room that would easily seat 8-10 people. The kitchen has a range of white fronted wall and base units, a gas hob and electric eye-level oven and grill. There is also room for a dishwasher and a small fridge. Beyond the kitchen is a utility room with access to the garden and has a sink and a wall mounted gas boiler. There is also space for an upright fridge/freezer, washing machine and tumble dryer. Also located just off the kitchen is a spacious study with a window to the side. On the first floor there are four bedrooms made up of three good size doubles, the largest of which has an ensuite shower room. Finally, a modern family bathroom with a white suite completes the accommodation.

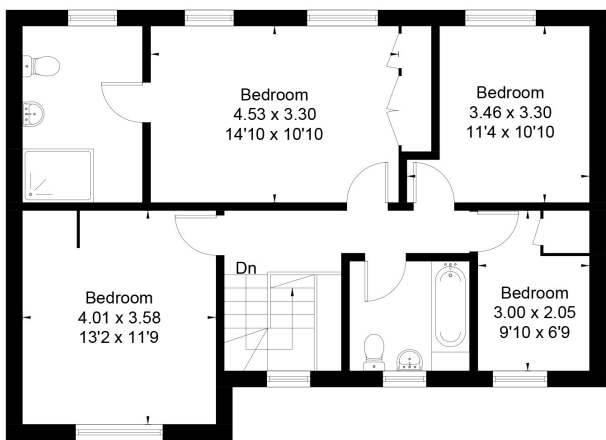
Outside

To the front there is a large parking area that would cater for several vehicles and has mature trees and shrubs. The rear westerly facing garden is laid to lawn in two sections with a more formal area closest to the property and is divided by a lovely private circular terrace area with brick retaining walls. This pretty garden is enclosed and has a plethora of mature trees and shrubs. There is also side access and an area to store recycling /bins etc. The double garage has light and power.

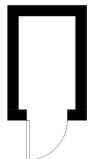
Approximate Floor Area = 156.5 sq m / 1684 sq ft
Outbuildings = 30.7 sq m / 330 sq ft (Including Garage)
Total = 187.2 sq m / 2014 sq ft



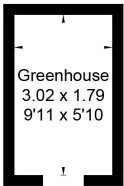
Ground Floor



First Floor



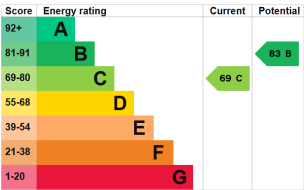
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81790



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