



32 CHARNHAM STREET

Hungerford, Berkshire

AN ATTRACTIVE AND WELL-PRESENTED TOWN HOUSE WITH FANTASTIC OUTBUILDING AND OFF-STREET PARKING.

32 Charnham Street is a charming three bedroom home located within walking distance of the High Street and station.



Local Authority: West Berkshire Council

Council Tax Band: D

Tenure: Freehold

Services: Mains water, electricity and gas. Gas heating and Rayburn.

Postcode: RG17 0EJ

What3words: ///functions.asked.readily

SITUATION

32 Charnham Street is a delightful town house situated in the thriving market town of Hungerford and ideally located for mainline rail links to London and the West Country as well as major road networks via the M4 and A34.

Hungerford has excellent facilities including a doctor's surgery, supermarkets, traditional butcher, a library, a gym with swimming pool and a number of excellent independent shops, cafes, bistros, pubs and restaurants. The nearby market towns of Newbury and Marlborough offer a wider range of shopping and recreational facilities.

In addition to the town's primary and secondary schools, other well-regarded schools nearby include Pinewood, Thorngrove and Marlborough College.

Distances: Hungerford to London Paddington from 48 minutes, Marlborough 10 miles, Newbury 10 miles, M4 (J14) 3 miles (All distances and times approximate).

THE PROPERTY

32 Charnham Street is a fascinating town house with versatile and light accommodation. The property is tastefully presented and includes a fantastic kitchen and garden room with bi-folds doors leading onto a sheltered and private walled garden. There is a sitting room with fireplace, playroom, study and two cloakrooms.

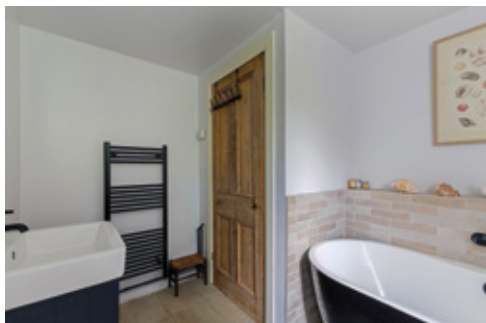
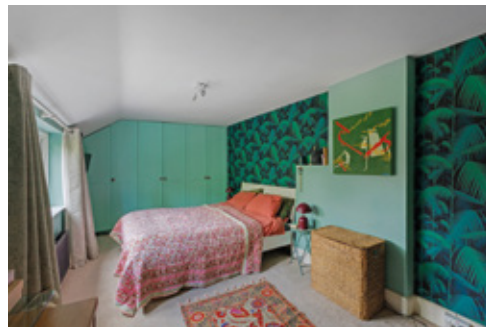
Beyond the garden is a private parking area for 3-4 cars and a useful outbuilding currently used for storage purposes; subject to planning it has potential to be converted into an annexe, workshop or office.



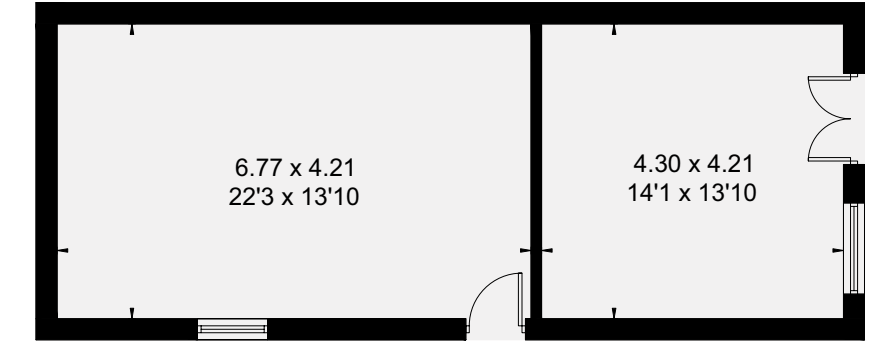
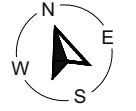


VIEWING

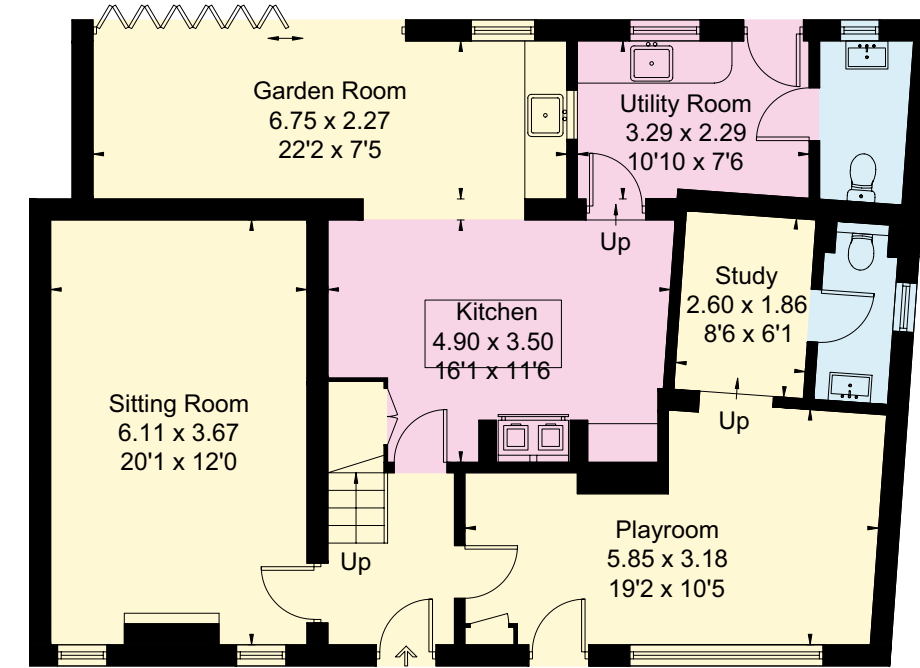
Viewing by prior appointment only with the agents.



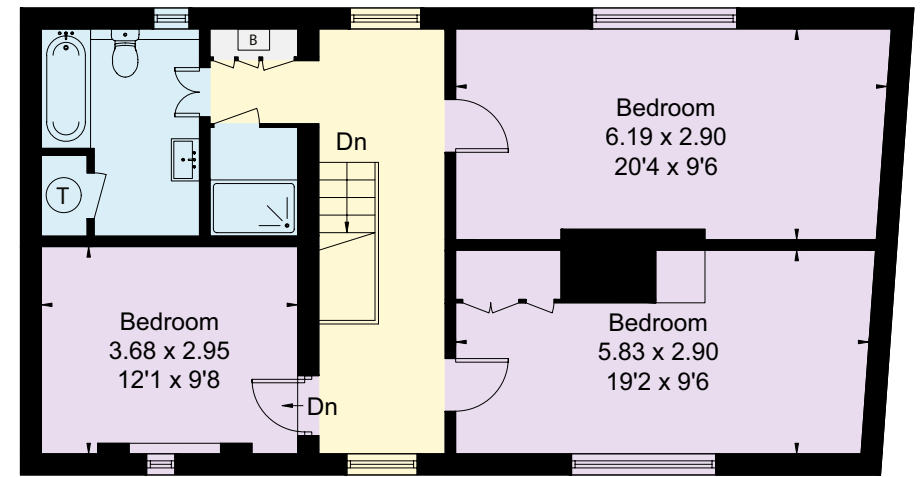
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area = 174 sq m / 1,873 sq ft
 Outbuilding = 48 sq m / 517 sq ft
 Total = 222 sq m / 2,390 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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