



37 PARK WAY

HUNGERFORD, RG17 0BB

A spacious four bedroom semi-detached home, backing onto Hungerford Common, with conservatory and utility room.

The ground floor comprises of a useful porch upon entry, a living room with feature fireplace and views onto the private front garden. The kitchen is extremely spacious and offers plenty of storage space and access into the utility room with access points to both the front and rear of the property. The dining room is open plan with the conservatory, which offers fantastic views across the garden and through to the Hungerford Common. The property is extremely bright and airy throughout.

To the first floor are four bedrooms. The master bedroom spans over 12 ft and overlooks the rear. Bedrooms two and three are great sized doubles. Bedroom four currently serves as an office and offers built in storage. The family bathroom consists of modern grey tiling with built in storage, a shower over the bath and heated towel rail.

To the front of the property there is driveway parking and a generous front garden, which is bordered with a mature hedge to ensure ultimate privacy. To the rear is a fantastic sized garden with side access and a patioed area, perfect for alfresco dining. There is a low fence at the bottom of the garden to provide the show stopping views across the Common.



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AT A GLANCE

- 1336ft / 124m²
- Living Room
- Kitchen
- Dining Room
- Porch / Boot Room
- Conservatory
- Utility Room
- Four Bedrooms
- Family Bathroom
- Views Over Hungerford Common
- Driveway Parking

UTILITIES

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

EPC - C

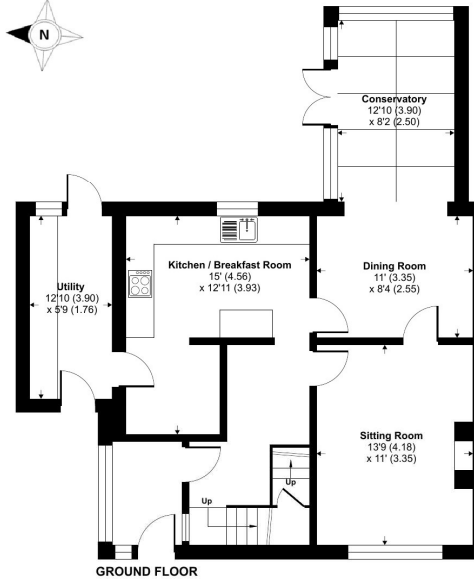
West Berkshire Council Tax Band – D

SITUATION

Hungerford is a thriving town with a great community feel. The high street is within walking distance and offers a great variety of amenities, such as a chemist, doctors surgery and butchers. The property is located 0.8 miles from the train station, with a direct line to London and 0.5 miles from the closest school and the M4 is three miles north of the town. There are beautiful walks through the surrounding countryside and along the River Kennet.

DIRECTIONS

What3words:///zaps.intestine.buggy



GROUND FLOOR

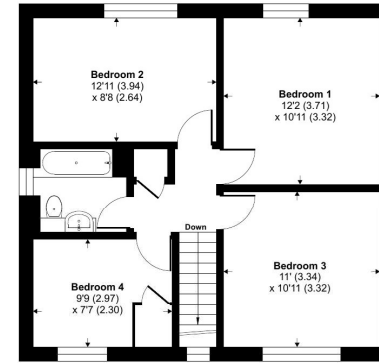


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Winkworth. REF: 1373621

Park Way, Hungerford, RG17

Approximate Area = 1336 sq ft / 124.1 sq m

For identification only - Not to scale



FIRST FLOOR

Winkworth



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See things differently.