



## MARTINS HAVEN

CLARENDON GARDENS NEWBURY RG14 1JW

**A fantastic 3 bedroom detached house situated in the heart of the town centre, at the end of a quiet cul-de-sac.**

This stunning property comes with its own driveway situated to the rear of the property, with access from the side. This leads on to the generously sized double garage that quietly tucked away behind the garden.

The ground floor takes you through to the bright and airy living room where the French doors let in plenty of natural light. This floor also comes equipped with separate dining room, kitchen and downstairs toilet. The ground floor benefits from under floor heating.

As you make your way to the second floor you will find 3 fantastic double rooms, family bathroom and en-suite to the master bedroom.

EPC C



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## AT A GLANCE

1070 Square feet/ 99 square metres  
3 bedrooms  
En-suite  
Double garage  
Living room  
Dining room  
Downstairs cloakroom  
Under floor heating to ground floor  
Kitchen

## UTILITIES

Gas Central Heating  
Mains Water and Drainage  
EPC C

## SITUATION

Clarendon Gardens is a quiet cul de sac just a short walk from Parkway, Waitrose or Aldi and Newbury town centre.

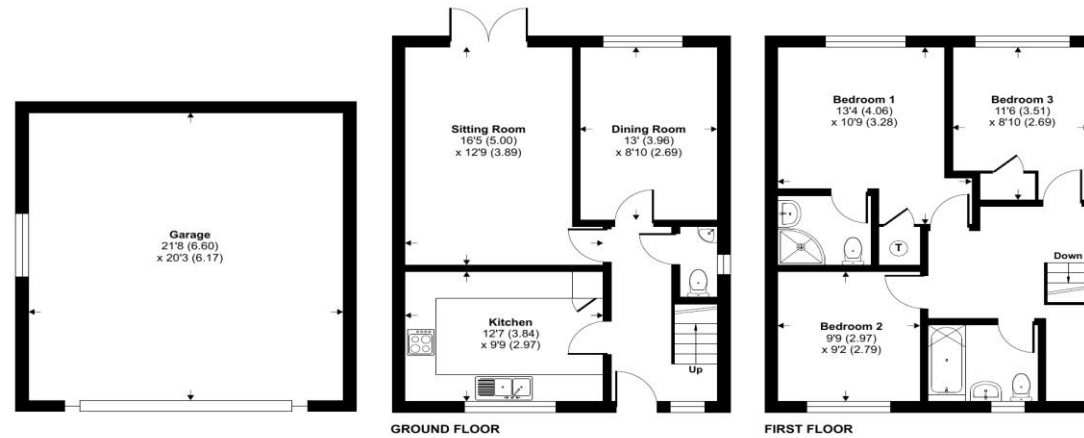
## DIRECTIONS

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## Clarendon Gardens, Newbury, RG14

Approximate Area = 1070 sq ft / 99.4 sq m  
Garage = 439 sq ft / 40.7 sq m  
Total = 1509 sq ft / 140.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Winkworth. REF: 978596

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## Newbury Office

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# Winkworth

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