



Essex Street, Newbury, Berkshire, RG14 6QR

£750,000 *Freehold*



A superb FOUR DOUBLE bedroom detached home, with a GARAGE, situated in a highly sought after street within WASH COMMON, less than two miles from the train station.

The ground floor comprises a spacious kitchen breakfast room with neutral cabinets and black worktops. There is ample space for a dining table. The living room is very generous in size and overlooks the private rear garden. The room features a fireplace and currently houses the dining table. From here there is access to the conservatory to enjoy views and access of the sunny garden. There is an additional reception room which could be perfect as a home office, playroom or further dining area. Downstairs also benefits from a utility with access to the side of the property, garage and utility room.

The first floor offers four double bedrooms with three of the rooms having built in storage. The master bedroom provides an ensuite and further views over the south facing rear. The family bathroom is extremely modern and consists of a free-standing bath, separate shower with beautiful tiling and skylight.

To the front of the property is a paved driveway with space for three cars, with an EV charging point. There is access to the single garage, as well as side access to the rear. The rear garden is south facing and very private. There is a light stone patio, perfect for alfresco dining. The rest of the garden is mainly laid to lawn and bordered by mature bushes and trees.

Excellent access to travel links, local amenities and schools, including Parkhouse, deemed outstanding by Ofsted.

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

KEY FEATURES

- 158.4 m2 / 1705ft2
- Kitchen Breakfast Room
- Living Diner
- Conservatory
- Cloakroom
- Utility
- Garage
- Four Double Bedrooms
- Ensuite in Master
- Family Bathroom

Newbury

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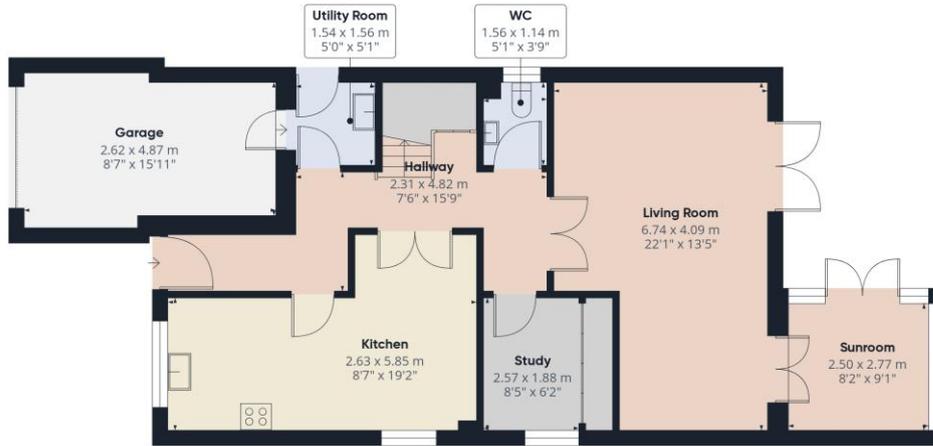
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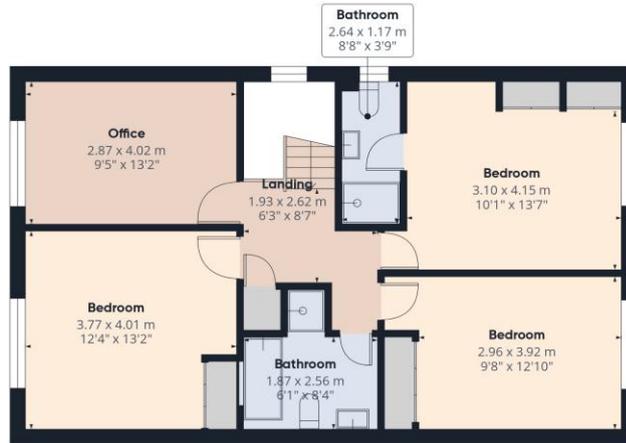


MATERIAL INFO

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾
158.6 m²
1707 ft²

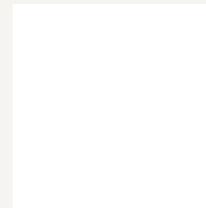
(1) Excluding balconies and terraces

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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