



45 Walton Way RG14 2LL

A well-presented two bedroom house in the heart of Newbury.

This fantastic property is situated on the popular Walton Way road and benefits from off road parking, spacious garden and garage.

As you enter the house you are greeted by a bright and airy living room which has plenty of space for the family. You walk through to the kitchen/diner that has space for dining table, washing machine, fridge/freezer and ample worktop space.

Upstairs the property benefits from two good size rooms and a family bathroom.

To the rear is a great sized garden consisting of patio wrapping around the grassed area and leading to both the shed and rear gate to access the garage.

EPC - D

West Berkshire Council Tax Band - C



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AT A GLANCE

711 sqft/66 sqmt
NO ONWARD CHAIN
Living Room
Kitchen/Diner
Two Bedrooms
Family Bathroom
Rear Garden
Garage and Driveway

UTILITIES

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

SITUATION

In the heart of Newbury, this property is only 0.8 miles from the town centre – offering shops, pubs, restaurants, cinema and the train station.

DIRECTIONS

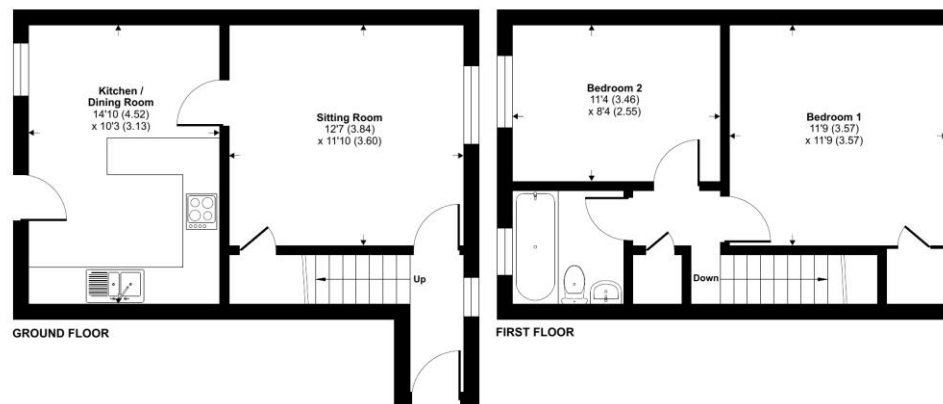
What3words:///dimes.senior.lodge



Walton Way, Newbury, RG14

Approximate Area = 711 sq ft / 66 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Winkworth. REF: 1301922

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