



## 17 WALTON WAY

NEWBURY RG14 2LL

**A fantastic three bedroom semi-detached home with off street parking, single garage and a generous rear garden.**

As you enter the property, the recently fitted modern kitchen is to your right. The kitchen consists of white cupboards and black worktops. There are several built in appliances. The open plan living diner is a fantastic space for socialising and with access via French doors to the rear garden, it's flooded with natural light.

Upstairs there are three bedrooms. Rooms one and two are generous doubles, both benefitting from built in wardrobes. The master bedroom has fantastic views over the neighbouring fields and River Lambourn. The family bathroom neutral tiling and a shower over the bath.

To the front of the property is a combination of a paved and gravel driveway, with space for four vehicles. The house also benefits from a single garage. To the rear is a great sized private garden that is mainly laid to lawn with side access, backing onto the neighbouring fields.



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## AT A GLANCE

- 1028ft<sup>2</sup> / 95ft<sup>2</sup>
- Modern Kitchen
- Open Plan Living Diner
- Three Bedrooms
- Family Bathroom
- Large Rear Garden
- Driveway
- Garage

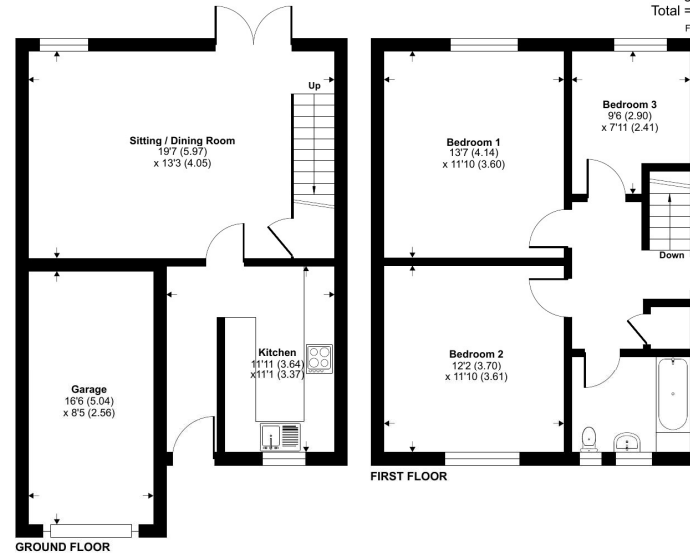
## UTILITIES

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.

EPC - D  
West Berkshire Council Tax Band - C

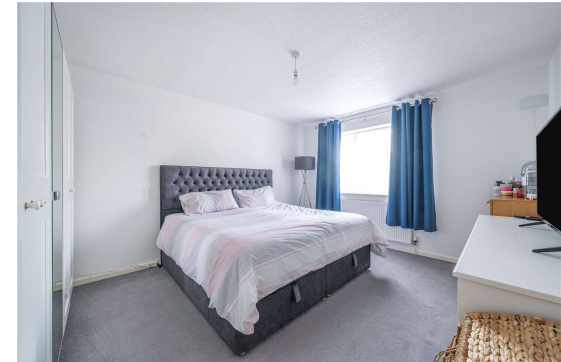
## DIRECTIONS

What3words///moved.moves.whites



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Winkworth. REF: 1273197

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