



## 43 EPSOM CRESCENT

NEWBURY RG14 7TR

**A smartly presented family home overlooking a green.**

The house is very well presented and offers bright and airy accommodation, comprising, entrance hall, sitting room/ dining room, a kitchen and cloakroom.

On the first floor there are three double bedrooms, and a bathroom.

There is a south/ south east facing garden and garage in a block.

No onward chain.



**Winkworth**

Approximate Floor Area = 80.1 sq m / 862 sq ft



## AT A GLANCE

862 Square feet/ 80 square metres  
Three double bedrooms  
Bathroom  
Sitting room/ dining room  
Kitchen  
Cloakroom  
Garage  
Gardens  
No onward chain

## UTILITIES

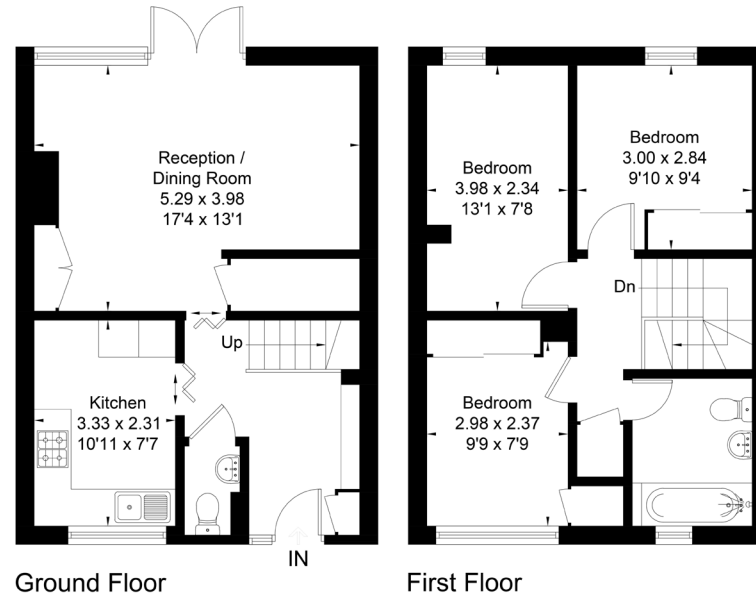
Mains water, drainage, gas and electricity.  
West Berkshire Council Band C  
EPC D

## SITUATION

The property is situated on the Racecourse Development to the south East of Newbury town centre, it is close to Greenham common for some lovely walks and all of Newbury's shopping facilities are within easy reach.

## DIRECTIONS

For Sat Nav RG 14 7TR.  
What three words; Dark Comical Dart



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**Winkworth**

See things differently.