



9 Knowle Crescent, Kingsclere, Newbury, RG20 5NS

Guide Price £475,000

3 1 2

- Semi detached
- Large living/dining room
- Conservatory
- Walking distance to all village amenities
- Cloakroom and utility room
- Three bedrooms
- Working wood burner
- Backing onto bridle path/ open countryside
- Quiet leafy cul-de-sac
- Integral garage and driveway parking.



Beautifully presented three bedroom semi-detached house, situated in a quiet leafy cul-de-sac, backing onto a bridle path on the edge of the village, with countryside walks literally on your door-step.

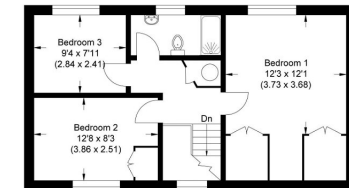
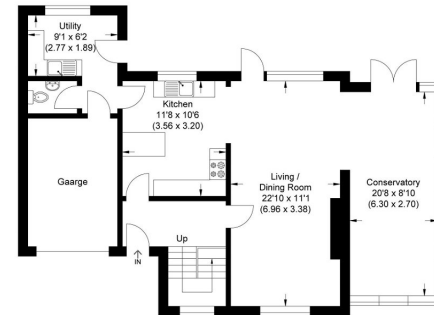
Within walking distance of all the local amenities Kingsclere has to offer, the accommodation comprises entrance hall, kitchen, utility room, cloakroom, large dual aspect lounge dining room with working wood burner with brick surround, large conservatory, two double bedrooms, further bedrooms and smartly fitted shower room.

Benefits also include a very private rear garden, integral garage, driveway parking and gas central heating. Viewings highly recommended.





Approximate Gross Internal Area
121.07 sq m / 1303.18 sq ft
(Excludes Garage)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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