



**D**  
DOWNER & CO

TRUSTED SINCE 1988

10 Linden Close  
Newbury RG14 1QA

£440,000



## Extended Four Bedroom, Two Bathroom Semi- Detached Family Home

### Features.

- Extended semi-detached home
- Excellent living accommodation
- Four bedrooms
- Master with en-suite bathroom
- Kitchen/dining room
- Cloakroom
- West facing rear garden
- Garage/driveway parking
- Quiet cul-de-sac
- Walk to Waitrose and town centre





## Description.

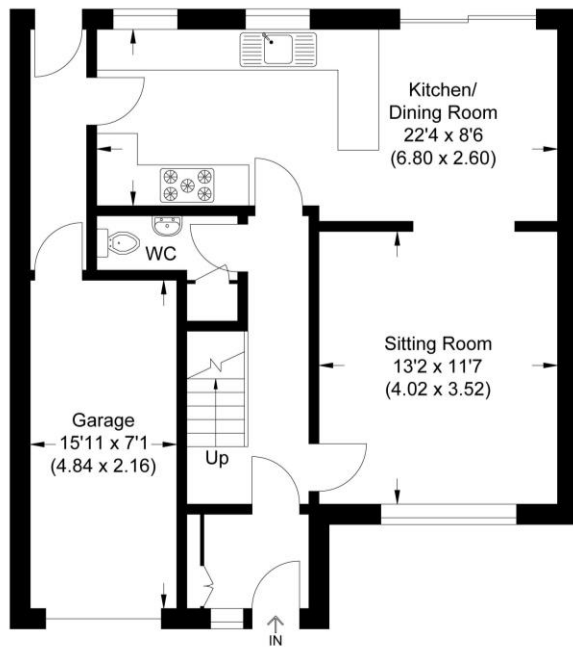
Beautifully presented, extended, four bedroom, two bathroom, semi-detached family home ideally situated in a popular, quiet cul-de-sac, within walking distance of Waitrose and the town centre.

The free-flowing first floor accommodation comprises entrance porch, hall, cloakroom, kitchen/dining room, opening to the living room, master bedroom with en-suite bathroom, three further bedrooms and family bathroom. Benefits also include garage/driveway parking, west facing rear garden and gas central heating. Viewings highly recommended.

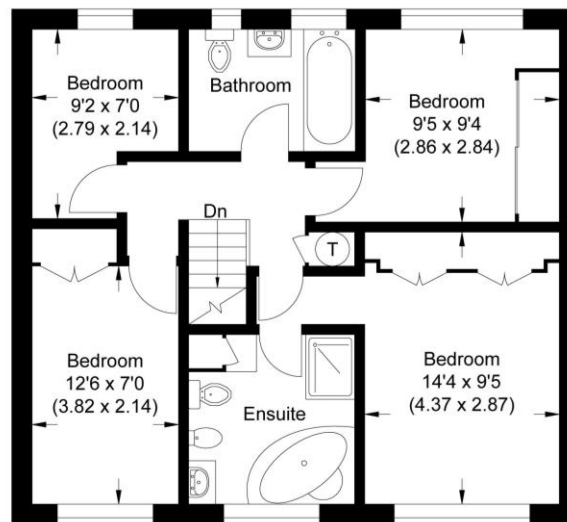
Approximate Gross Internal Area  
100.95 sq m / 1086.61 sq ft  
(Excludes Garage)  
Garage Area : 10.45 sq m / 112.48 sq ft

## Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.



Ground Floor



First Floor

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



EPC: D

COUNCIL TAX BAND: D

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

#### Important Notice

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX