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DOWNER & CO

TRUSTED SINCE 1988

47 Enborne Road  
Newbury RG14 6AG

£650,000



## Extended And Refurbished Three Double Bedroom Detached House

- Features.**
- Easy walking distance to town and train station
  - St Bart's Secondary School catchment
  - Detached character home
  - Extended and modernized throughout
  - Three double bedrooms
  - Master en-suite bath and shower room
  - Stunning refitted kitchen/breakfast room
  - Character features throughout
  - Garage and long driveway
  - NO ONWARD CHAIN





## Description.

A superbly extended and refurbished three double bedroom detached home within walking distance of the train station, town centre and located in the St Bart's Secondary School catchment. Offered to the market with No Onward Chain this beautiful bay fronted house is presented and updated to a high standard throughout whilst still retaining many character features.

The accommodation includes entrance hall, cloakroom, living room, dining room, stunning kitchen/breakfast room, master bedroom with en-suite bath & shower room, two further double bedrooms, large family bathroom again with separate shower. Outside there is a decent sized and private rear garden, detached garage and driveway parking for numerous vehicles.

Approximate Gross Internal Area  
127.48 sq m / 1372.18 sq ft  
(Excludes Garage)  
Garage Area 16.82 sq m / 181.04 sq ft



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

## 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. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



#### **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.

**EPC: D**

**COUNCIL TAX BAND: E**

**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)**

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