





## 35 Paddock Road, Newbury, RG14 7DL

£500,000

3 1 1

- Detached bungalow
- No onward chain
- Opportunity to update and improve with planning permission to extend
- Three bedrooms
- Spacious and light
- Walk to town centre, rail station
- St Barts catchment
- Garage
- Driveway parking
- Secluded rear garden



**NO ONWARD CHAIN.** A spacious three bedroom bungalow located within a short walk of the mainline rail station and town centre that would benefit from some general updating allowing the new owner to put their mark on it. In addition the property has planning permission to extend to the side and into the loft to create a five bedroom home West Berks ref: 23/00649/HOUSE for plans and more information. The detached property is also within St Barts school catchment which is within a short walk.

The accommodation consists of entrance hall, kitchen, dining room open to living room with door to patio and garden, master bedroom, further good sized double bedroom, third bedroom and family bathroom. Outside the low maintenance rear garden is laid to lawn, there is a single garage, front garden and driveway parking for two vehicles.

Benefits include upvc double glazing and gas fired central







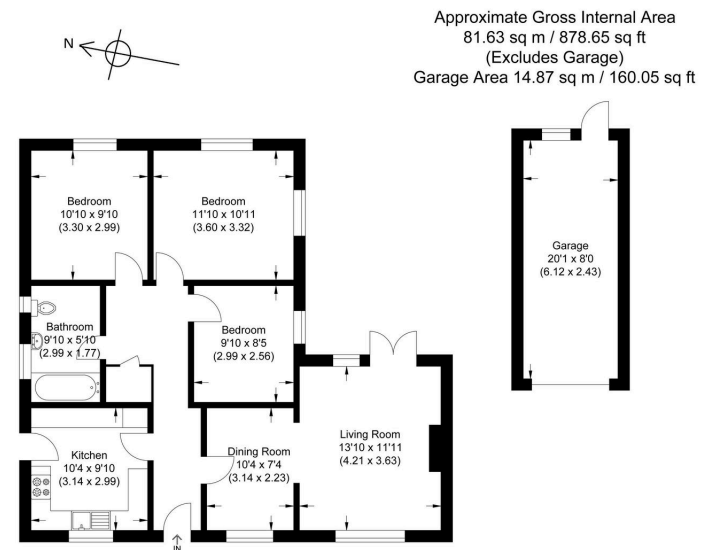
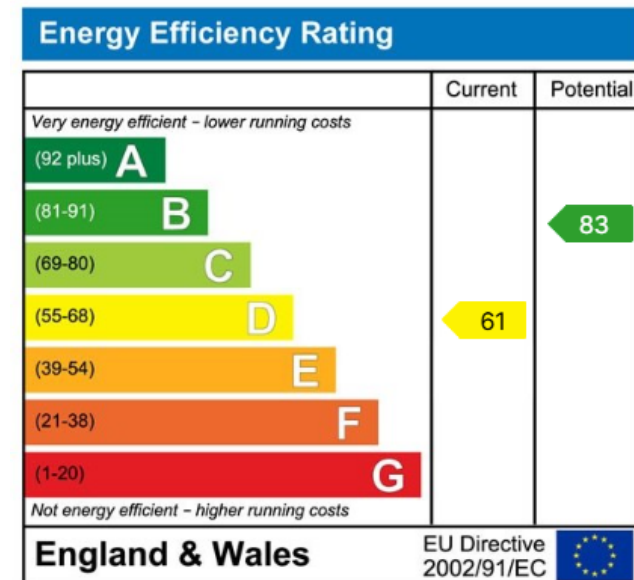


Illustration for identification purposes only, measurements are approximate, not to scale.



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