



41 Laurel Gardens, Greenham RG19 8XU  
Price: £400,000



Features.



2



3



2

Description.

Beautifully presented and updated three bedroom home located just to the south of the town near the retail park. The immaculately presented property is within Park House school catchment and is also within a short walk of Greenham Common.

The stylish accommodation consists of entrance hall, cloakroom, smart kitchen/dining room, living room, master bedroom with en-suite and built-in wardrobes, second double bedroom, third bedroom and family bathroom. Outside the rear garden is enclosed and there is a door to the rear of the garage. Benefits include upvc double glazing, gas-fired central heating and driveway parking.



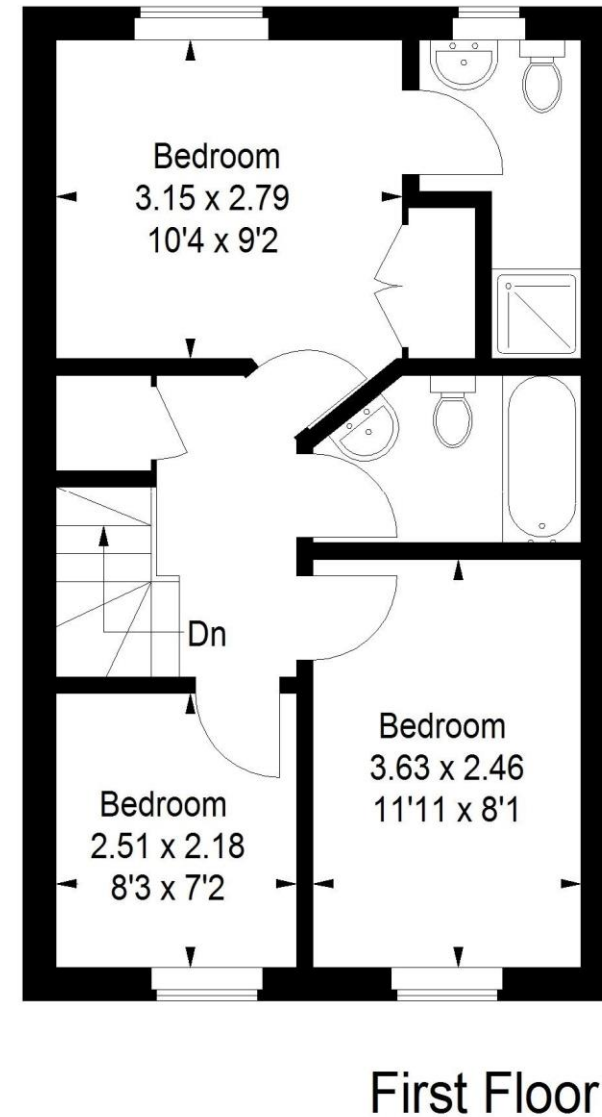
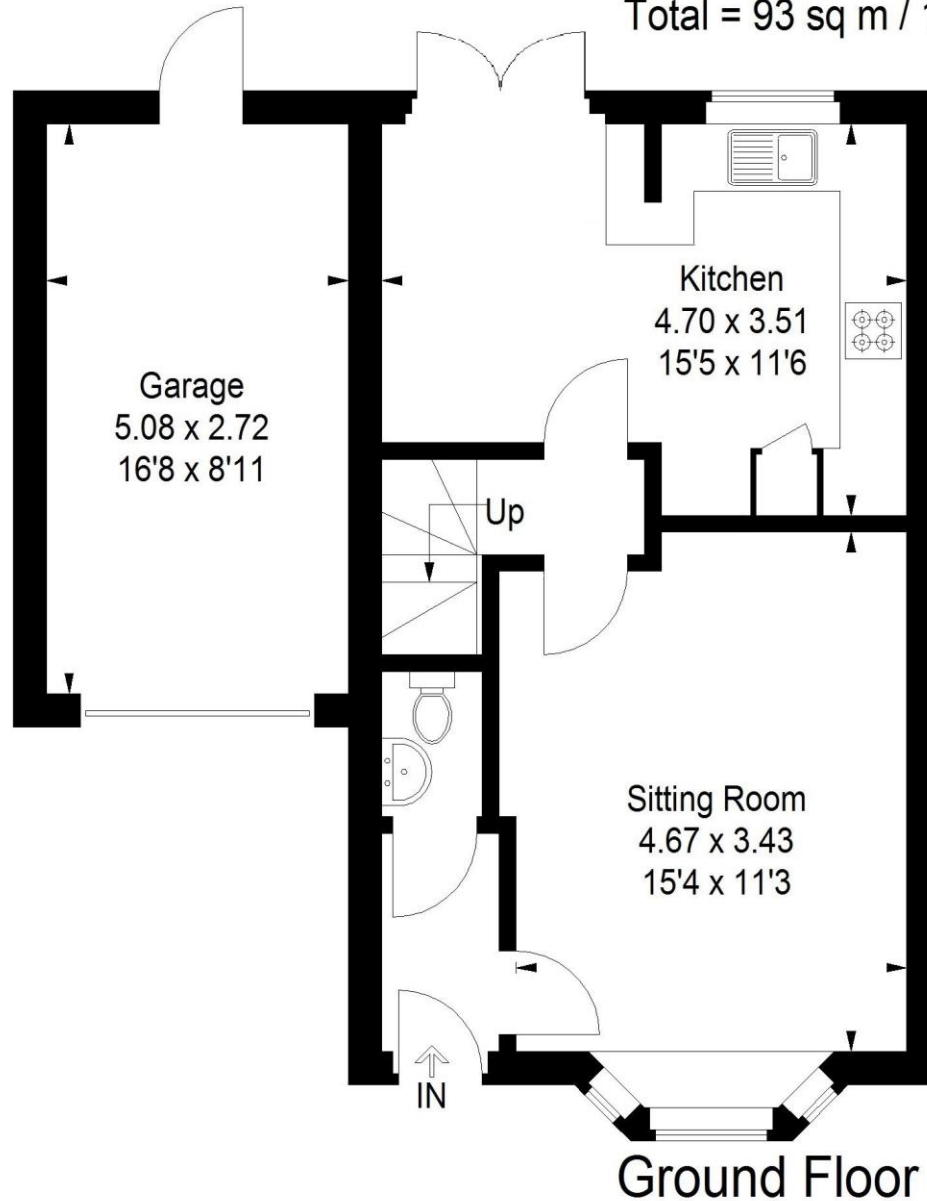


## Location.

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.




Approximate Gross Internal Area = 79 sq m / 851 sq ft  
Garage = 14 sq m / 150 sq ft  
Total = 93 sq m / 1001 sq ft







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### 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: C**

**COUNCIL TAX BAND: D**  
**2025/2026: £2,325.78.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

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