



FREEHOLD GUIDE PRICE

**£475,000**

**17 Paddock Road**

Newbury, RG14 7DL





**A beautifully extended semi-detached family home in this highly desirable location, just half a mile to Newbury town centre and railway station and in fantastic primary and secondary school catchment, benefitting from driveway parking and garden.**

- Half a mile to Newbury town centre and railway station
- Very close to highly regarded primary and secondary schools
- Driveway parking
- Garden
- Utility
- Downstairs cloakroom
- Two bathrooms
- Bay windows in living room and master bedroom



## LOCATION

Paddock Road is in a highly desirable location, just half a mile south of Newbury town centre and railway station, as well as being in catchment for the highly regarded St Johns Primary School and St Bartholomew's Secondary School. As well as being home to Newbury Racecourse, the town offers a comprehensive range of shopping, leisure and educational facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 36 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

## DESCRIPTION

A superb extended 4 bedroom semi-detached family home, with accommodation over 3 floors. The ground floor accommodation comprises of entrance hallway, living room with bay window and feature fireplace, large kitchen/dining/family room with Velux windows and bi-fold doors onto the rear garden, utility room and cloakroom. First floor accommodation comprises of two double-sized bedrooms, a single-sized bedroom and family bathroom. Second floor accommodation comprises of master bedroom with built in eaves storage and en-suite bathroom.







## OUTSIDE

The property is approached via a block paved driveway with double gates providing wide side access to the rear garden. The rear garden is predominantly laid to lawn with a patio area and some trees and shrubs.

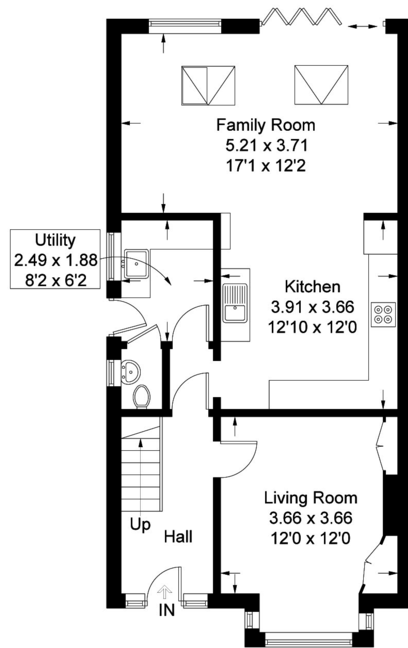
## SERVICES

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Energy efficiency rating C.

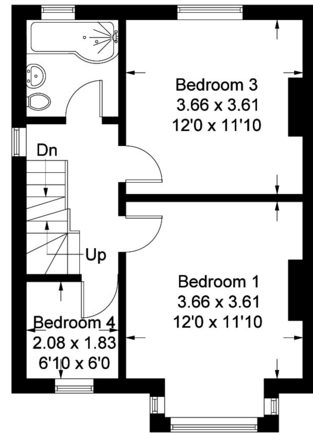


## 17 Paddock Road

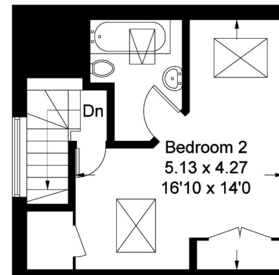
Approximate Gross Internal Area = 137.7 sq m / 1482 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID295162)



### DIRECTIONS

From our office in Newbury, head south on Bartholomew Street and go straight through the traffic lights, then at the roundabout take the third exit onto Andover Road. Take the first left turning onto Old Newtown Road, following the road as it bends round to the right, then take the third right turning into Paddock Road. Follow Paddock Road as it bends round to the left, then number 17 is found a short way up on the left side.



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