



FREEHOLD GUIDE PRICE
£350,000
3 Dorneywood Way
Newbury, RG14 2FA



A well-presented link detached family home with garage and private rear garden situated on the popular Riverside Gardens development.

- Close to local pub and restaurant
- 1 mile from Parkway shopping centre
- Garage and driveway parking
- En-suite and family bathroom
- Enclosed private rear garden
- Fitted kitchen
- Dual aspect living room



LOCATION

Dorneywood way is an established residential area located just over a mile from the town centre. 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

This well-presented link detached family home enjoys well-proportioned accommodation. The ground floor accommodation comprises an entrance hall, cloakroom, dual aspect living room with feature bay window, separate dining room and fitted kitchen. The first floor offers four generous bedrooms (with en-suite to master) and family bathroom.





OUTSIDE

To the front of the property there is a block paved driveway and a well-tended front garden with attractive display of established flower borders. Parking extends underneath the property giving access to the garage with an up and over door. The rear garden is laid to lawn with a patio area which enjoys a good degree of privacy and has an easterly aspect.

SERVICES

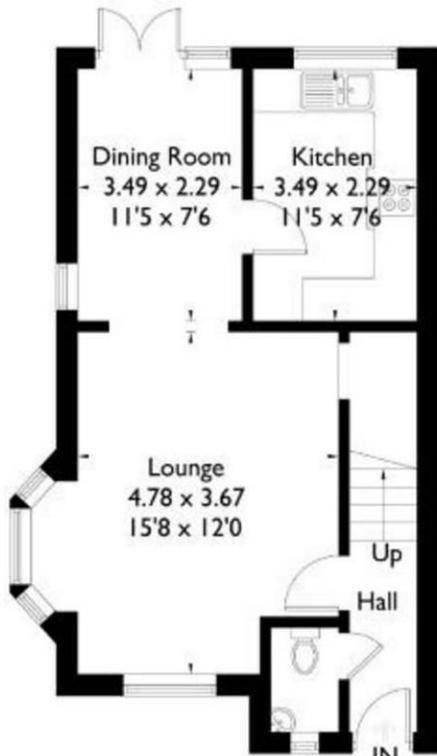
All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Energy efficiency rating D.





3 Dorneywood Way

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft



Ground Floor



First Floor



DIRECTIONS

From the Robin Hood roundabout head east on the A4 signpost in Reading and Thatcham. Proceed past the BP garage over the roundabout, then turn left just after the Swan pub into Dorneywood Way. The property will be found after a short distance on the right.



118 Bartholomew Street
Newbury
RG14 5DT

01635 35010
sales@jonesrobinson.co.uk
www.jonesrobinson.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays us a referral fee, the amount of which varies depending on the individual mortgage, however, the average fee received by us is £405 per referral based on total referrals across all offices in 2019). For referrals to our recommended conveyancing firm, the average referral fee across all offices is £335 per referral and our contractors (including EPC providers) pay Us an average fee of £13 per referral (based on total Jones Robinson Group referrals in 2018). Full details of our referral fees are listed on our website.

