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## 40 Newton Way

Tongham, GU10 1BY

£395,000

This lovely extended Home is situated on Newton Way in the delightful village of Tongham. Its ground floor extension creates an 18 ft Kitchen/Breakfast Room, a downstairs Cloakroom and Utility Room, and an open plan Lounge/Dining Room.

Upstairs, are 2 double Bedrooms and a family Bathroom but whilst the 3rd Bedroom has been converted to a dressing area, it could easily be reverted back to create the original 3rd Bedroom.

Situated in a peaceful cul-de-sac, this property further benefits from off road parking for 3 cars and a Garage to the rear which is accessed via the tranquil Garden.

Situated close to Tongham Village which offers a variety of local shops and pubs, there is easy access to road links in the area.

No onward chain.

- Extended House with an 18 ft Kitchen.
- Driveway parking for 3 cars.
- No onward chain.
- Peaceful Gardens with Garage access.
- Open plan Lounge/Dining Room.
- Cul de sac location.
- Close to local shops.
- Easy access to road links.
- Council tax band C.
- EPC energy rating band (d) 65.

### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



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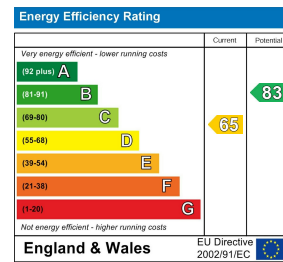
## Floor Plan



## Area Map



## Energy Efficiency Graph



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