



20 Leonardslee Crescent Newbury Berkshire RG14 2FB

## **20 Leonardslee Crescent Newbury Berkshire RG14 2FB**

**Price Guide £379,950 Freehold**

**Immaculately presented three-bedroom semi-detached house offering excellent living accommodation and flexibility. Located in the popular Riverside Gardens development. Within a pleasant canal walk to the town centre/ rail station and close to the Newbury business park.**

**Accommodation comprises entrance Hall, Cloakroom, Living room, Dining room, Kitchen, Conservatory, Three Bedrooms one with an En suite Shower room plus the family Bathroom. Benefits include driveway parking and an Attached Garage with roof storage space, enjoying a west and south-facing rear Garden which has a paved patio neatly tended lawn and mature trees and hedging, gas radiator central heating and UPVC double glazing.**

**VIEWING HIGHLY RECOMMENDED**

**WITH ONWARD CHAIN COMPLETE**

**Directions Leave Newbury from the Robin Hood roundabout on the A4 Bath Road towards Thatcham. Proceed through two sets of traffic lights and straight over the roundabout. Just after the Swan pub turn left into Dorneywood Way. Bear left then right and at the next T-junction turn right into Leonardslee Crescent where the property can be found Around the bend on your left-hand side.**



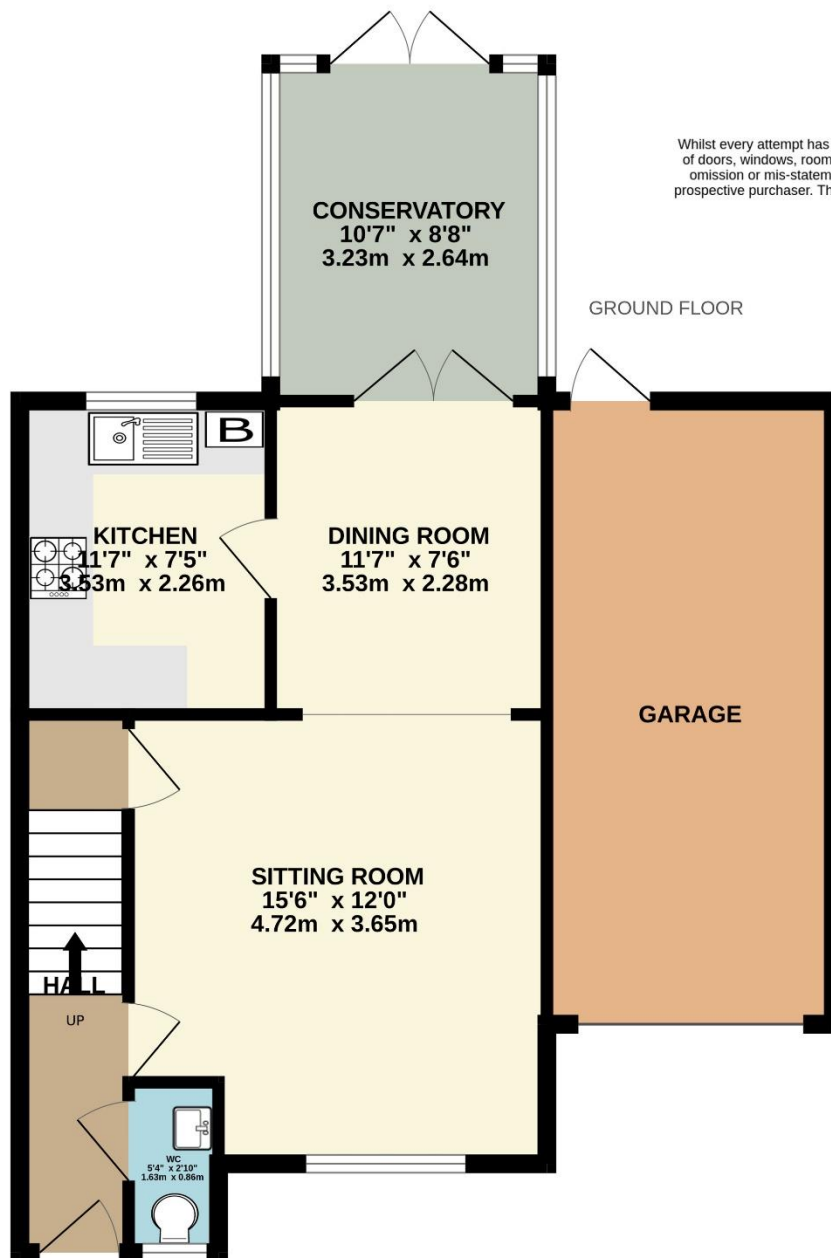
**Council Tax Band:**  
**Nearest Bus stop:**  
**Nearest Train station**

**D**  
**London Road**  
**Newbury**

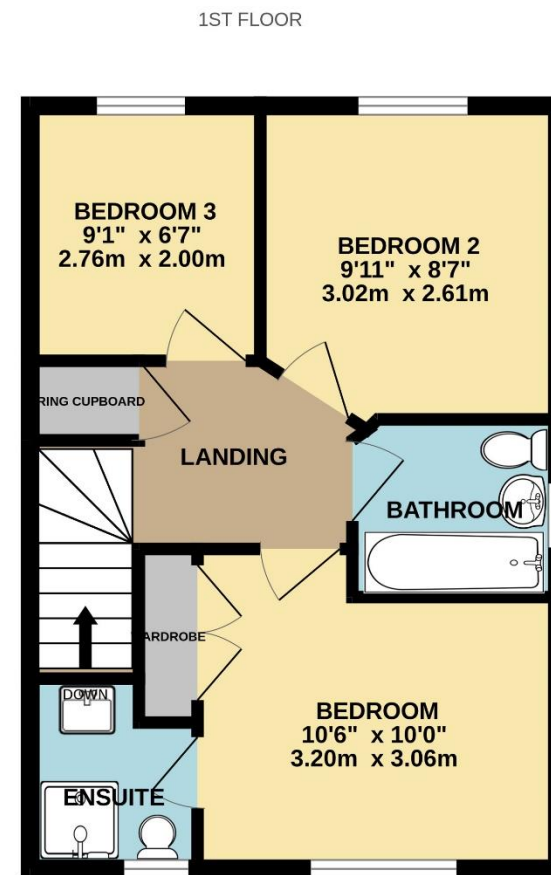
**£2064.49 pa**  
**0.1 km**  
**1.7 km**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2023



**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contracts

