



33 Kingsley Close Shaw Newbury Berkshire RG14 2EB



# **33 Kingsley Close Shaw Newbury Berkshire RG14 2EB**

**Price Guide £495,000 Freehold**

**A spacious and thoughtfully extended four-bedroom 1950s semi detached home located on the northern edge of Newbury presented in immaculate condition.**

**The property has been tastefully renovated with family-size accommodation comprising Entrance Hall, Sitting Room with open fireplace, 18' Living/Dining Room, Kitchen plus spacious Utility Room and Cloakroom. To the first floor there are four excellent-sized Bedrooms with an en-suite Shower room and Dressing room to the Master Bedroom, plus a superb family Bathroom. Outside is a secluded, well-stocked lawned garden with two patio areas enjoying a sunny aspect. Excellent driveway parking in front of the property, UPVC double glazed windows and gas-fired radiator central heating. Easy access to A34 & M4 connections. A few minutes walk from both primary and secondary schools.**

**Internal viewing is highly recommended**

**Directions From our office in Newbury, take Oxford Street up and past Waitrose. Take the second exit from the roundabout into Oxford Road and head towards Donnington, passing straight over the mini-roundabout. Shortly over the bridge, turn right into Love Lane, and Kingsley Close is on the left. The property will be found on the right-hand side**





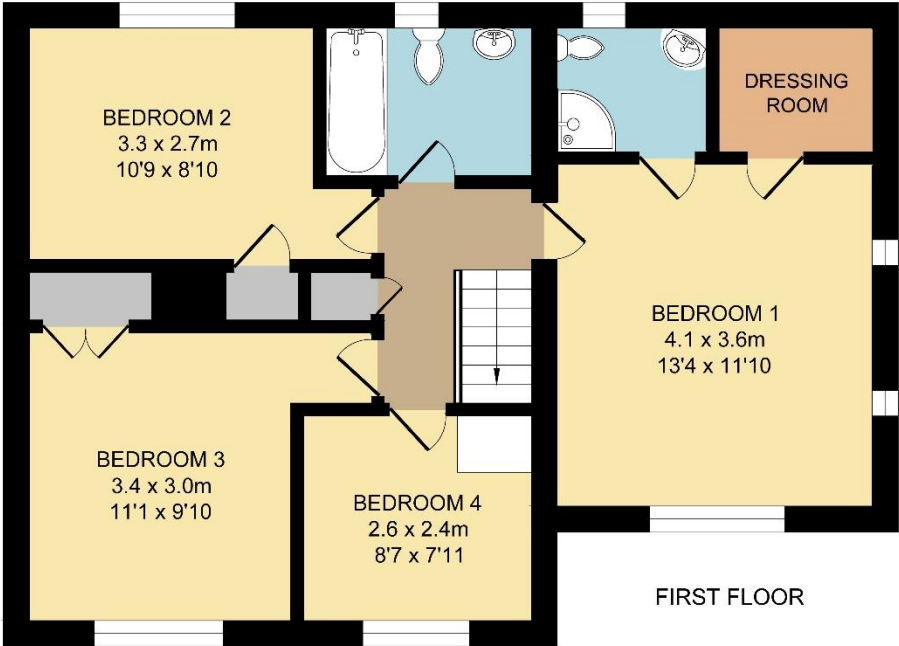
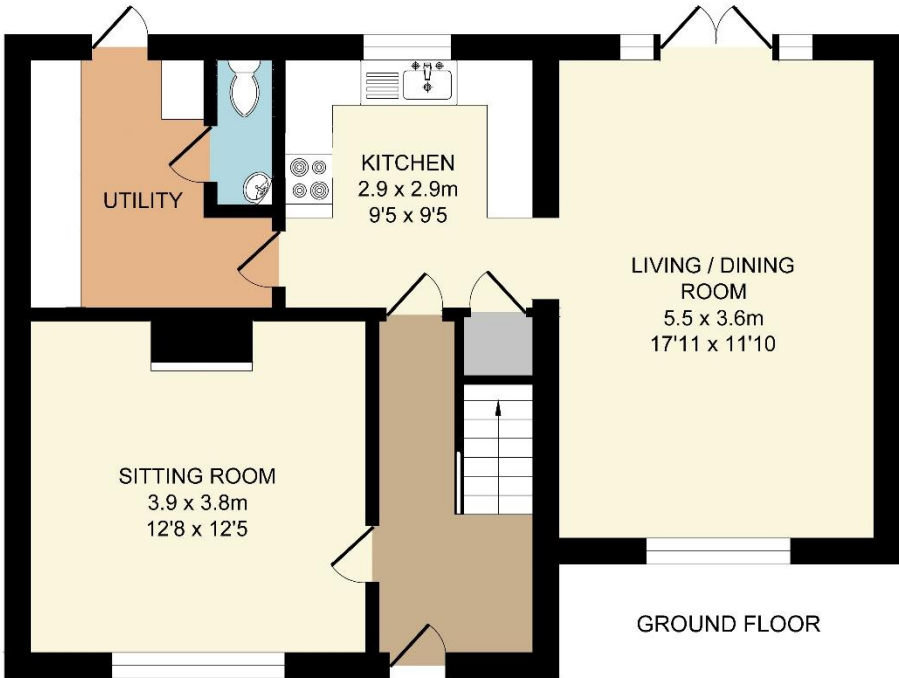
**Council Tax Band:** C      **£2088.90 pa**  
**Nearest Bus stop:** Long Lane      **0.1 km**  
**Nearest Train station** Newbury      **2.0 km**

Energy rating	Current	Potential
A		
B		81 B
C	72 C	
D		
E		



TOTAL APPROX. FLOOR AREA 123.0 SQ.M. (1324 SQ.FT.)

All 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. Not to scale. [www.halletts-estateagents.co.uk](http://www.halletts-estateagents.co.uk)



**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 contract



