



37 Mayfair Drive Newbury RG14 6EE

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Price Guide: £340,000 Freehold



**A beautifully presented 3 bedroom family home in this sought after cul de sac available with no onward chain**

- Three good sized bedrooms
- Re-fitted bathroom
- Re-fitted kitchen
- Dining room
- Living room
- Study
- Downstairs cloakroom
- Garden
- Walking distance of St Bartholomew's School

#### **Location**

Mayfair Drive is a small cul-de-sac just off of Fifth Road which is approximately 1 mile from the town centre and rail station and within the school catchment area for John Rankin and St Bartholomew's Schools. Newbury offers a comprehensive range of shopping, leisure and recreational facilities, excellent road communications with easy access to the A4/A34 and M4 at junction 13 and direct rail links to London Paddington.



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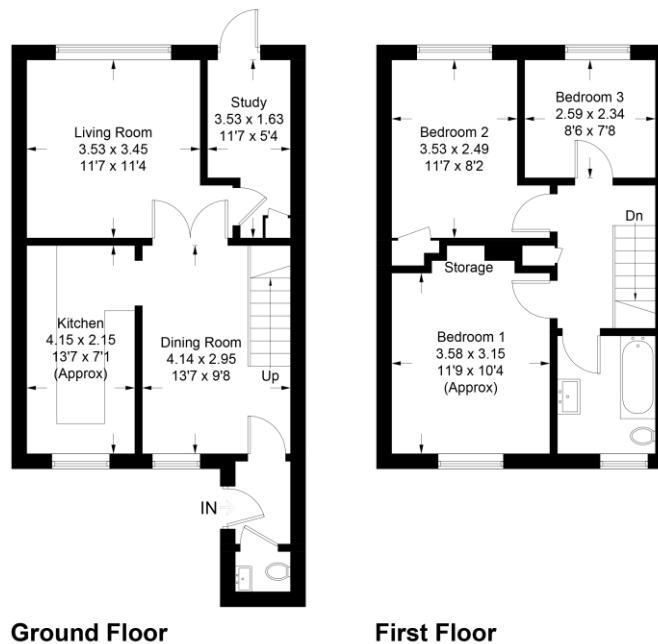
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*A great family home within striking distance of the town centre*

*Paul Evans*

### 37 Mayfair Drive, Newbury, RG14 6EE

Approximate Gross Internal Area = 85.7 sq m / 922 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID485592)

### Description

This beautifully presented family home has undergone considerable improvements under the current owners and enjoys well-proportioned accommodation arranged over two floors. On the ground floor, there is an entrance porch, cloakroom, dining room, re-fitted kitchen, a good size living room and superb study, ideal for anyone who works from home. There are three good sized bedrooms and a re-fitted bathroom on the first floor.

### Outside

The property has an enclosed garden to the rear, mainly laid to lawn with wood panel fencing to three sides. To the side there is an excellent shed, useful to store bikes or any garden equipment. There is also a wall enclosed front garden, mainly laid to lawn with a path leading to the front door.



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## Directions

From our offices turn left into Bartholomew Street and after the railway bridge turn immediately right into Pound Street which then becomes Enborne Road. Continue for 1/2 mile turning left into Buckingham Road and then right into Fifth Road. Take the first right hand turning into Mayfair Drive after about 1/4 mile.

## Services

All main services are connected.

All enquiries please to the Newbury office -  
118 Bartholomew Street

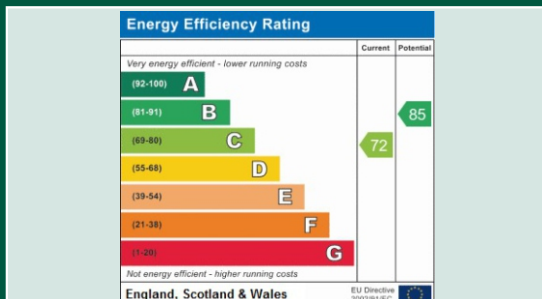
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