



DOWNER & CO

TRUSTED SINCE 1988

Kingfishers, Enborne Row, Wash Water RG20 0LY
Price: £685,000

Features.

-  3
-  4
-  2

NO ONWARD CHAIN

Description.

Sitting in a good sized plot with south facing garden is a spacious four double bedroom home. The property has been well maintained over the years inside and out and would make an excellent family home. The property is located to the south of Newbury in a semi-rural area, yet within easy reach of the A34 and Newbury, and is within St Bart's School catchment.

The accommodation consists of entrance hall, cloakroom, kitchen/breakfast room, dining room, living room, master bedroom with en-suite, three further double bedrooms and family bathroom. Outside, the large south-facing garden is private with a patio area adjacent to the back of the house. To the front of the property there is driveway parking for several vehicles. Benefits include upvc double glazing, electric heating and garage.

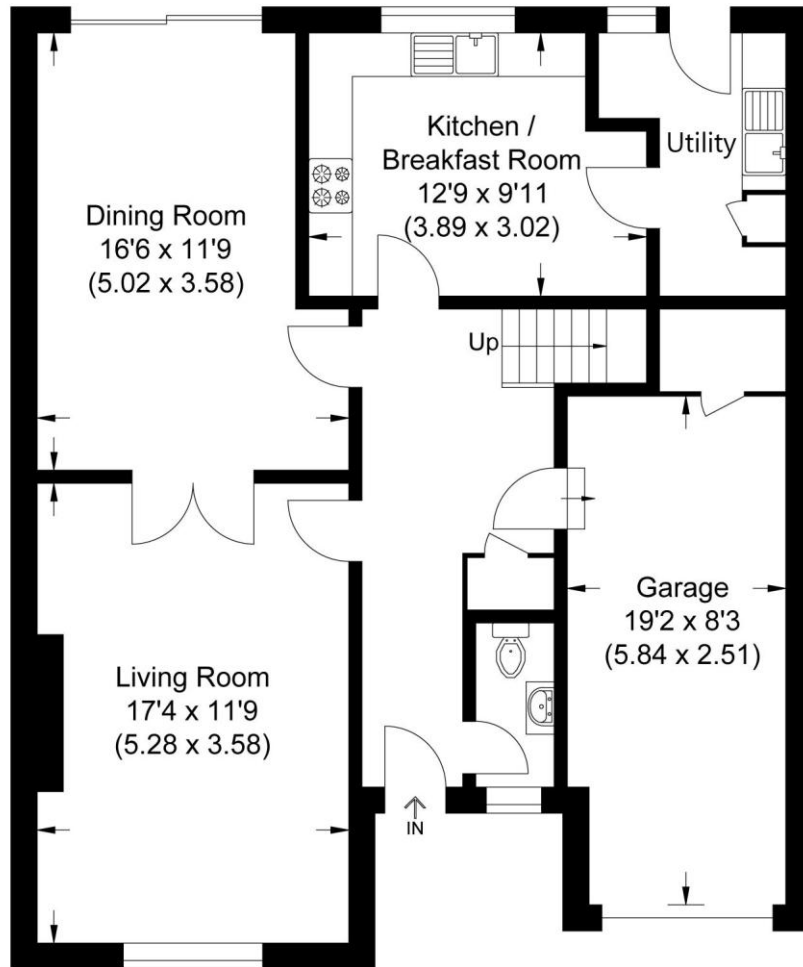


Location.

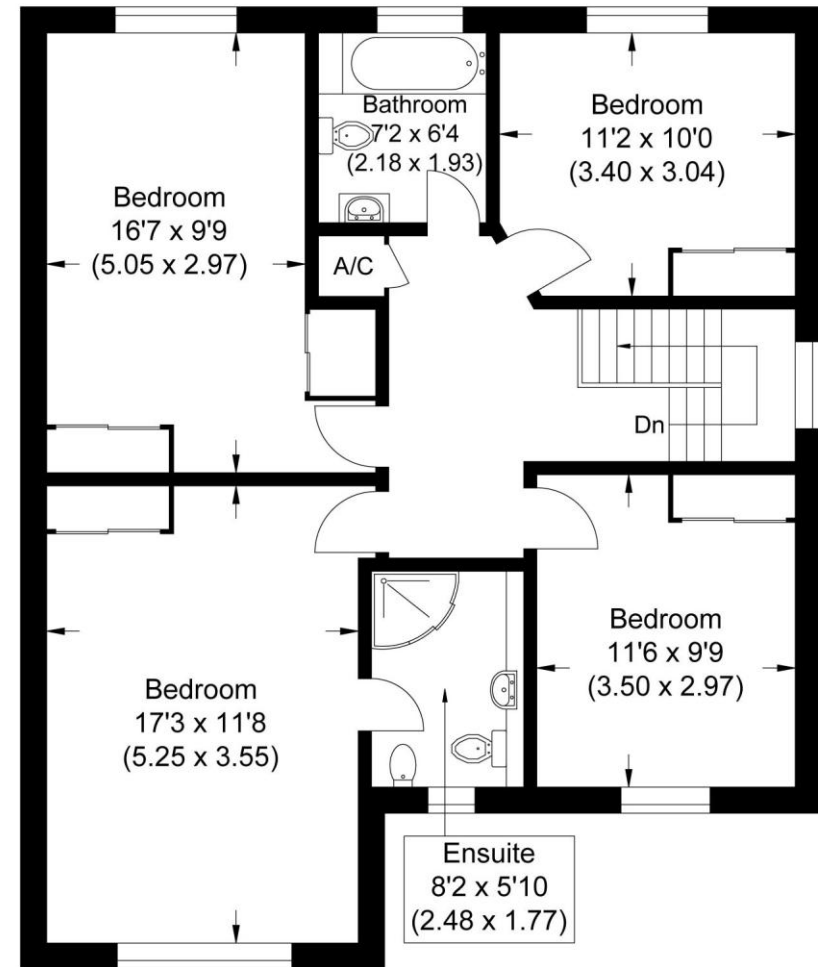
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



Approximate Gross Internal Area
164.82 sq m / 1774.10 sq ft
(Includes Garage)
Garage Area 15.77 sq m / 169.74 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: E

COUNCIL TAX BAND: E
2026/2027: £2,997.50.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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