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**22 Cromwell Road, Newbury RG14 2HL**  
**Price: £500,000**

## Description.

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A beautifully extended and presented three double bedroom semi detached home. The house has undergone a complete transformation created by the current vendors and offers fabulous living space together with a barn style outdoor entertaining area whilst still retaining a feeling of character with a fitted wood burner and high ceilings.

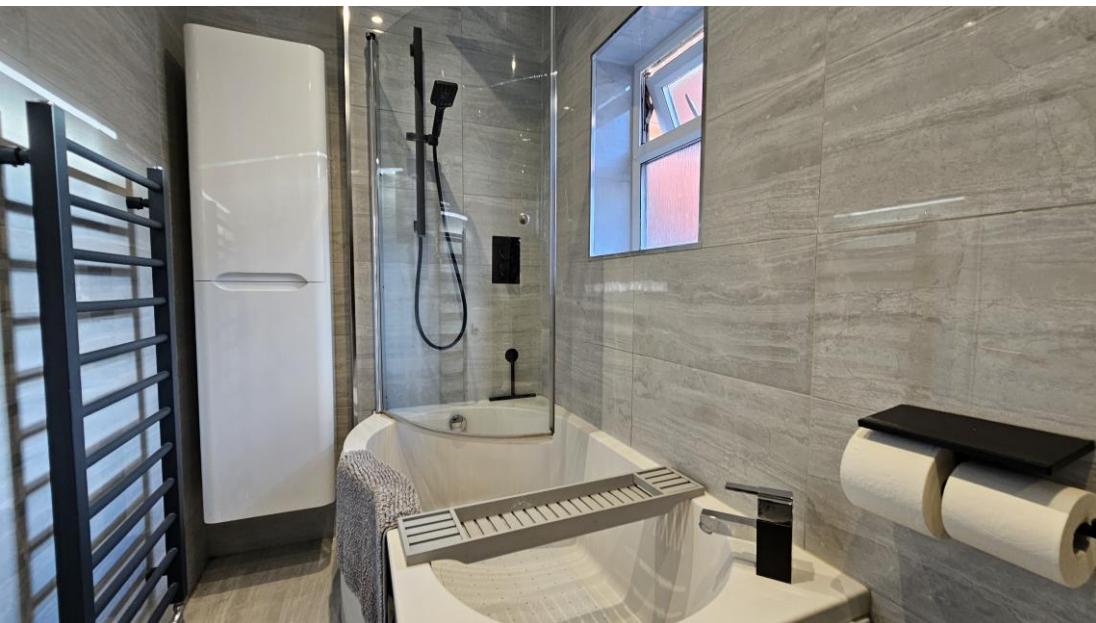
The accommodation includes entrance hall, stunning living room with vaulted ceiling and sky lights, generous sized snug/study with fitted wood burner, smart kitchen with adjoining breakfast/dining room, utility/cloakroom, three double bedrooms with en-suite and family bathroom. Outside there is approx. 140ft rear garden and awesome covered entertaining area attached to the rear of the house and driveway parking for two vehicles at the front.



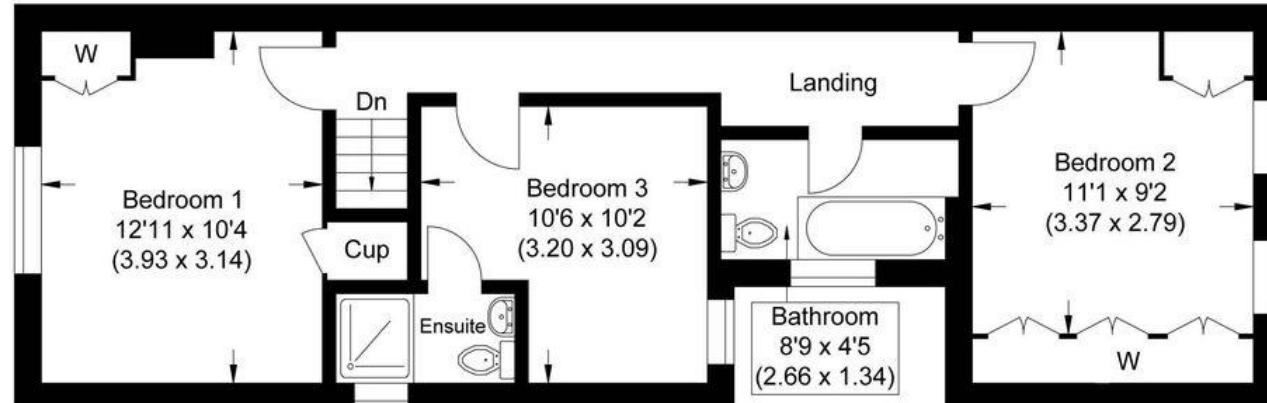
## Location.

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  
122.11 sq m / 1314.38 sq ft



First Floor

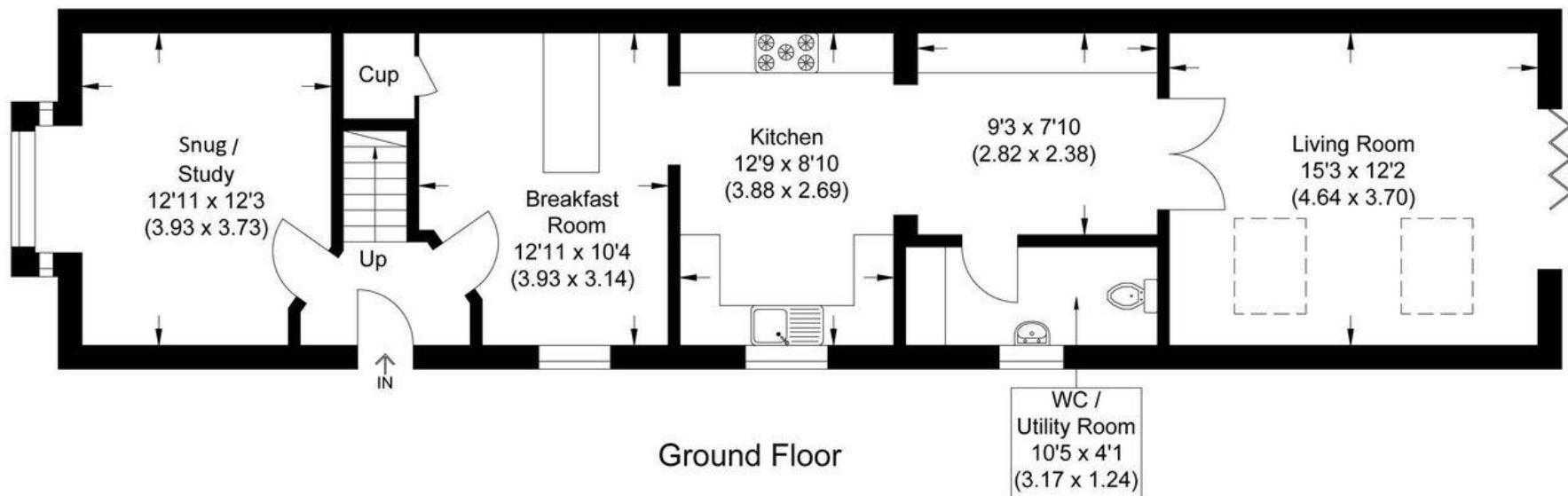
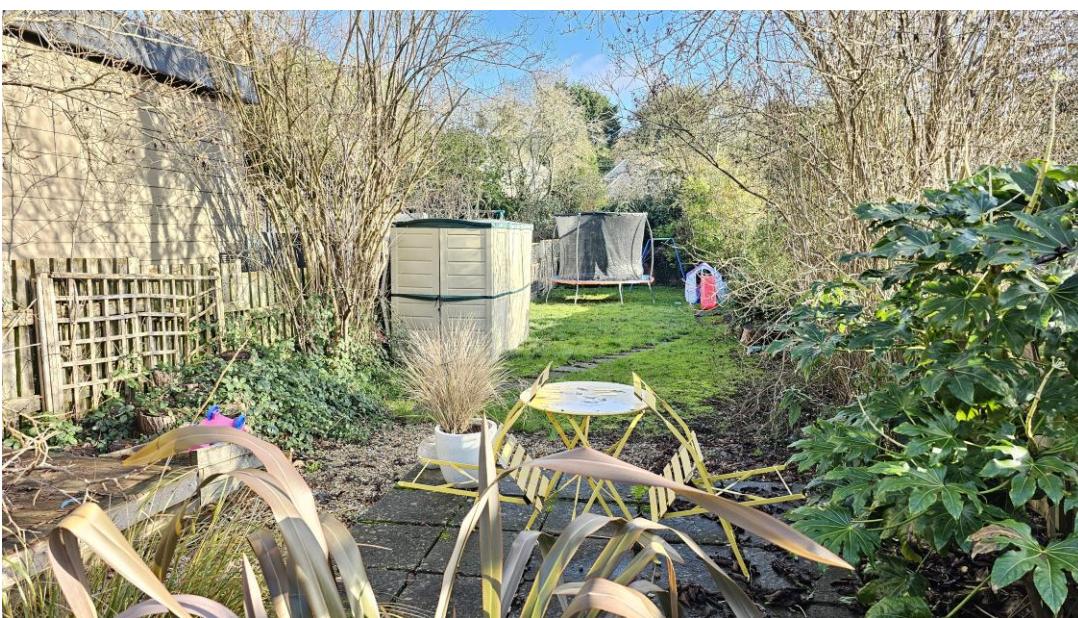


Illustration for identification purposes only, measurements are approximate, not to scale.



**EPC: TBA**

**COUNCIL TAX BAND: C**  
**2025/2026: £2,156.19.**

**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.



#### **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.

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