




Lakeview, 18 Capability Way, Greenham RG19 8FA
Price: £700,000

Features.

-  2
-  4
-  2

Description.

IMMACULATE! A very smartly presented detached family home with an enviable location being on the edge of Greenham Common and having a lovely outlook over green space.

The accommodation includes entrance hall with large built-in storage cupboard, cloakroom, dual aspect living room with wood burner, kitchen/dining room with large breakfast bar, utility room, study/play room. Upstairs there is a large galleried landing, master bedroom with en-suite shower room, three further double bedrooms and family bathroom with separate walk-in shower room. Outside offers a rear garden with entertaining area and pergola over, an awesome garage conversion creating a cinema room and driveway parking for two vehicles. Viewings highly recommended.



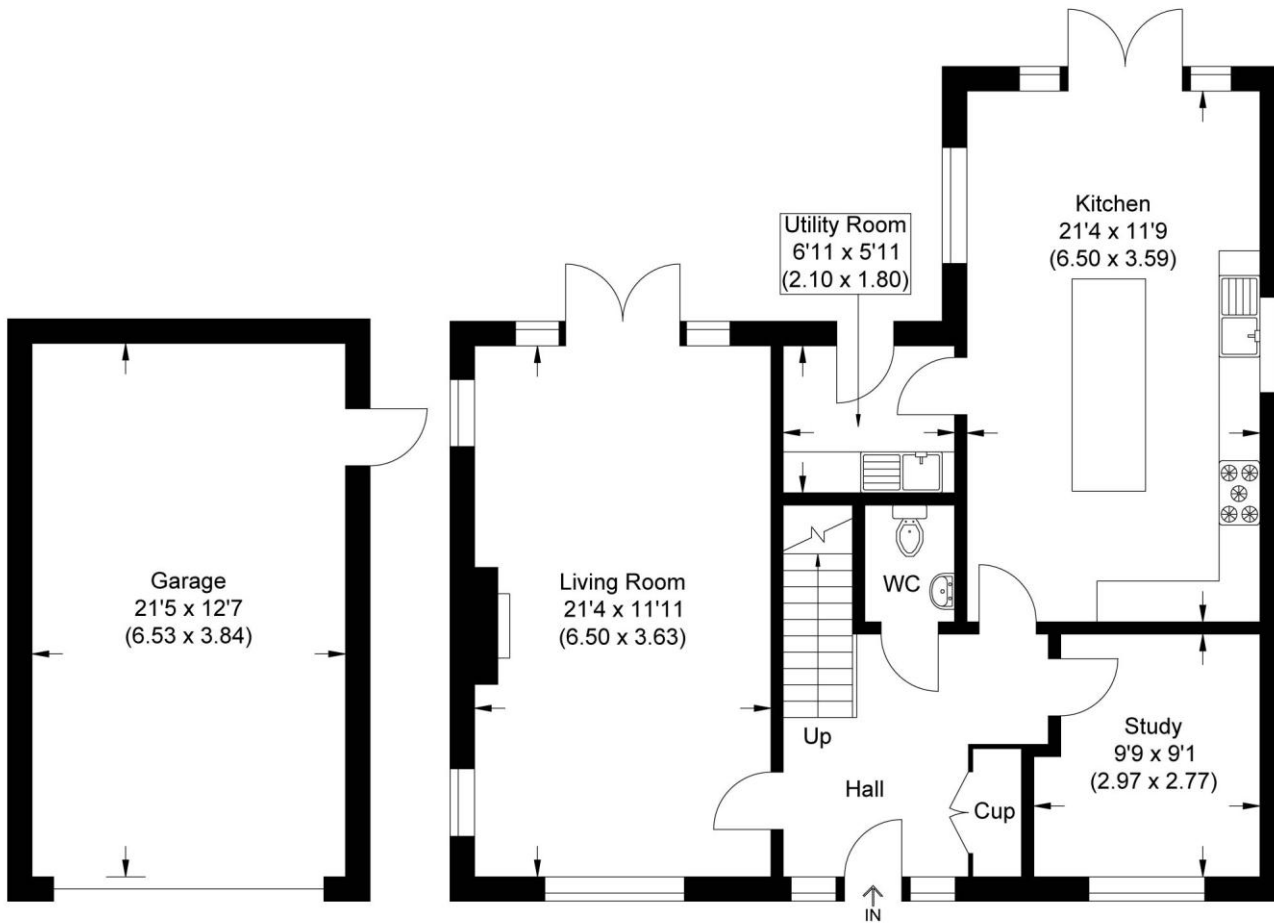
Location.

Built on a small development on the south side of Newbury the house has stunning walks and bike rides on nearby Greenham Common. The retail park and Tesco is within walking distance and falls within the Park House secondary school catchment. The town and train station serving Reading, London Paddington and the west country are only a short drive away and close to the major road links of the A339 and A34.

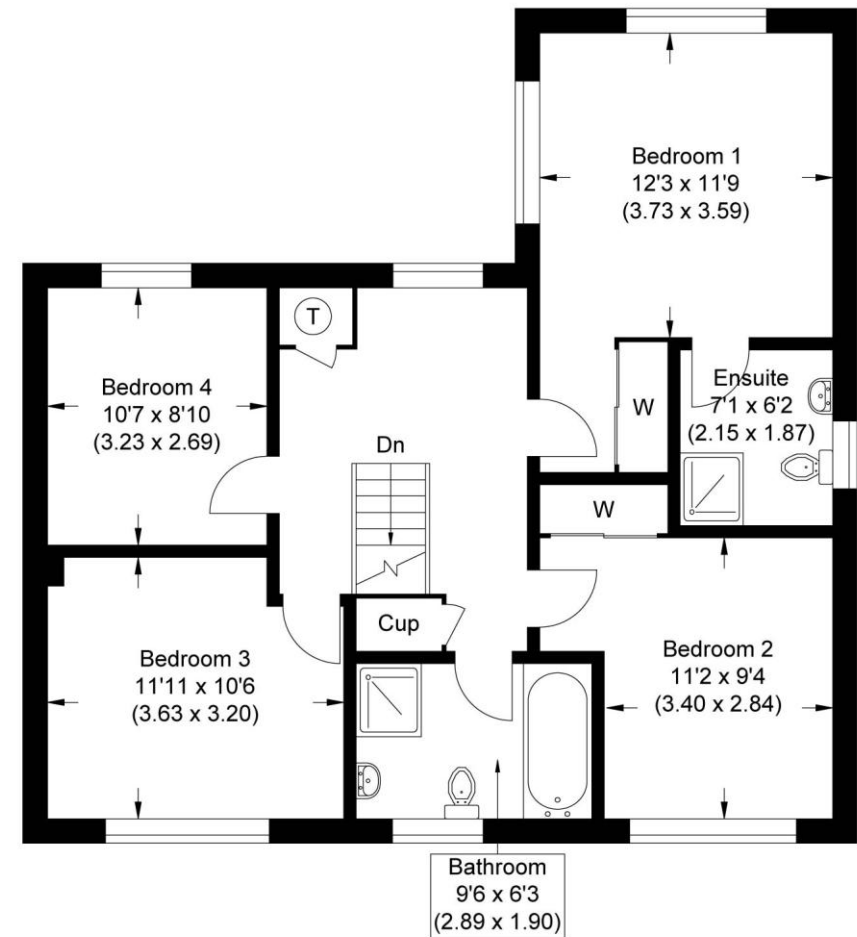
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre.



Approximate Gross Internal Area
147.46 sq m / 1587.24 sq ft
(Excludes Garage)
Garage Area 25.08 sq m / 269.95 sq ft



Ground Floor




First Floor

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
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: C

COUNCIL TAX BAND: F
2026/2027: £3,532.21.

TENURE: FREEHOLD

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

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