DOWNER & CO

TRUSTED SINCE 1988

# 38 Valley Road, Newbury RG14 6ER

## Price: £550,000

## Features.

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## Description.

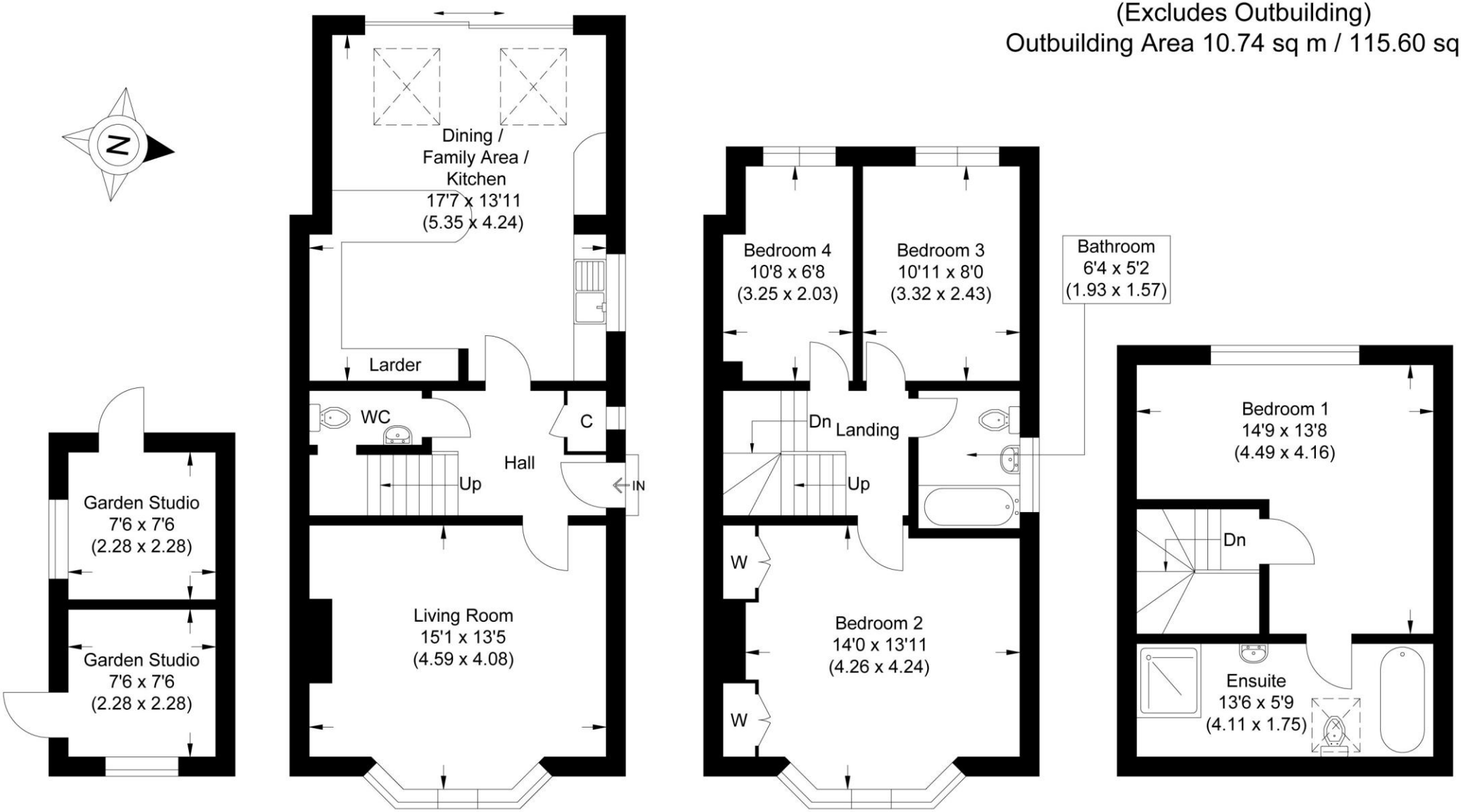
A smartly presented bay fronted four bedroom semi detached house located in a very popular residential road southwest of Newbury. Ideal for families, this superb home falls within the highly sought-after catchments for John Rankin Primary School and St. Bartholomew's (St. Bart's) Secondary School. The house with accommodation arranged over three floors comes with a brand new loft conversion with large en-suite which has never been used and the kitchen has also been extended to create a large entertaining area with access to the long west facing garden via the large feature glass doors.

The accommodation includes entrance hall, bay fronted living room, cloakroom, open plan kitchen/diner, three first floor bedrooms with family bathroom and stairs to loft conversion providing a fantastic master bedroom suite with en-suite bathroom plus additional walk-in shower and has stunning westerly views on the top floor. Outside the garden has a large decking area adjacent to the property and a garden studio (ideal for a work from home office) with the remainder being laid to lawn measuring in total approx. 150ft long. To the front is driveway parking for several vehicles.

## 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
121.68 sq m / 1309.75 sq ft
(Excludes Outbuilding)
Outbuilding Area 10.74 sq m / 115.60 sq ft



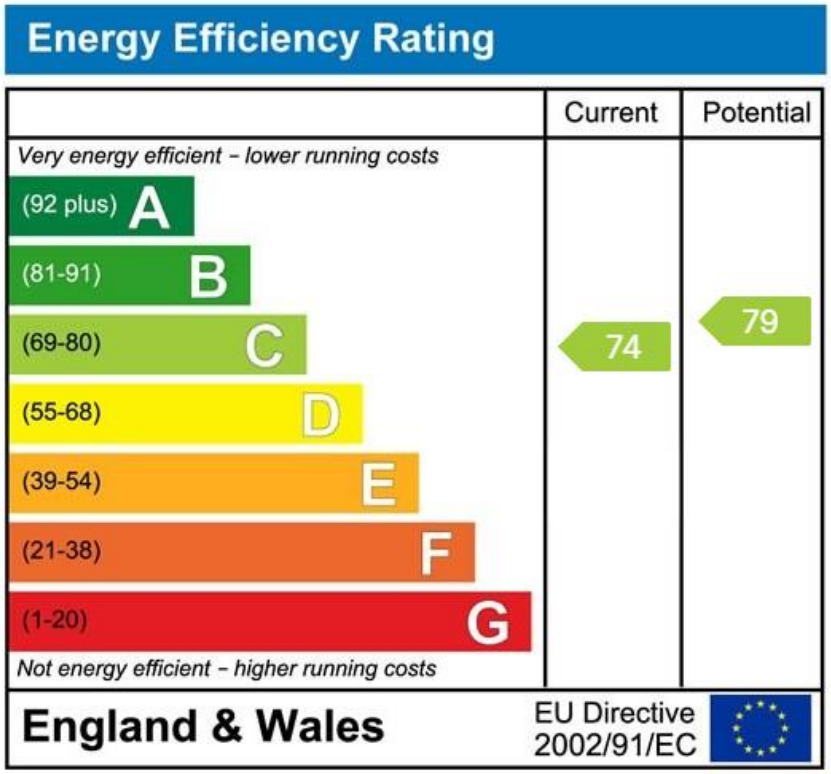

Outbuilding

Ground Floor

First Floor

Second Floor

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




**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: D**
**2026/2027: £2,552.33.**

**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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