



DOWNER & CO

TRUSTED SINCE 1988

17 Capability Way, Greenham RG19 8FA
Price: £489,950

Features.

-  1
-  4
-  2

Description.

This recently redecorated three double bedroom semi-detached townhouse is situated on a quiet and highly sought-after development, backing directly onto the beautiful Greenham Common.

Arranged over three floors, the well-presented accommodation comprises an inviting entrance hall, a spacious living room, and a modern kitchen/diner with a utility area and cloakroom. The first floor offers two generous double bedrooms, a study or nursery, and a family bathroom. Occupying the entire top floor, the principal bedroom benefits from a large en-suite shower room and built-in storage, creating a private and comfortable retreat. Externally, the larger-than-average garden enjoys a sunny aspect and backs directly onto woodland, forming part of Greenham Common — ideal for outdoor enthusiasts and those seeking a peaceful setting. To the front, there is a double-width driveway providing off-road parking for two vehicles, along with an electric vehicle charging point scheduled for installation.



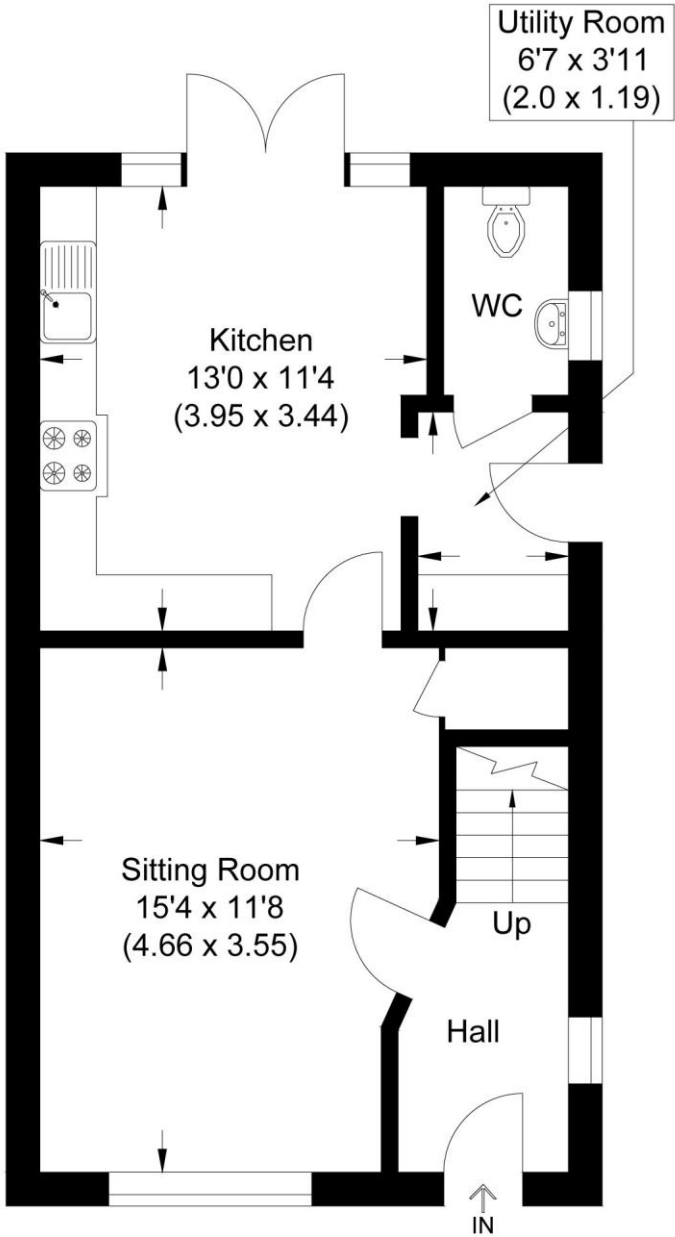
Location.

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 are within walking distance and falls within the Park House secondary school catchment and close proximity to Highwood Copse primary school. The town and train station serving Reading, London Paddington and the west country are only a short drive away or approx. a 25 minute walk and close to the major road links of the A339 and A34.

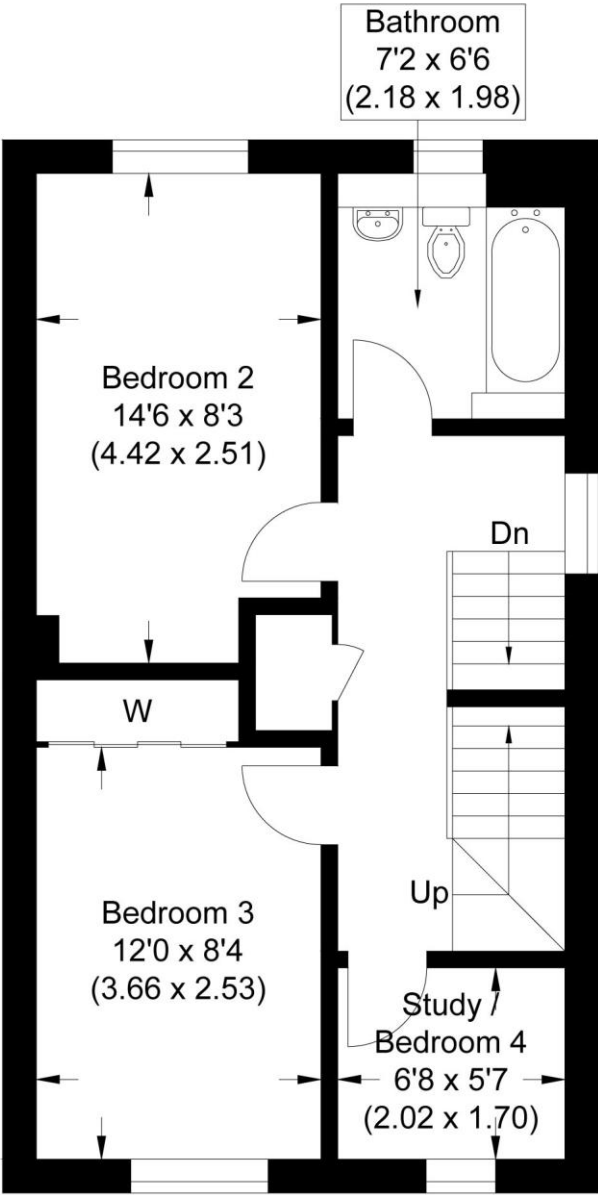
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn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



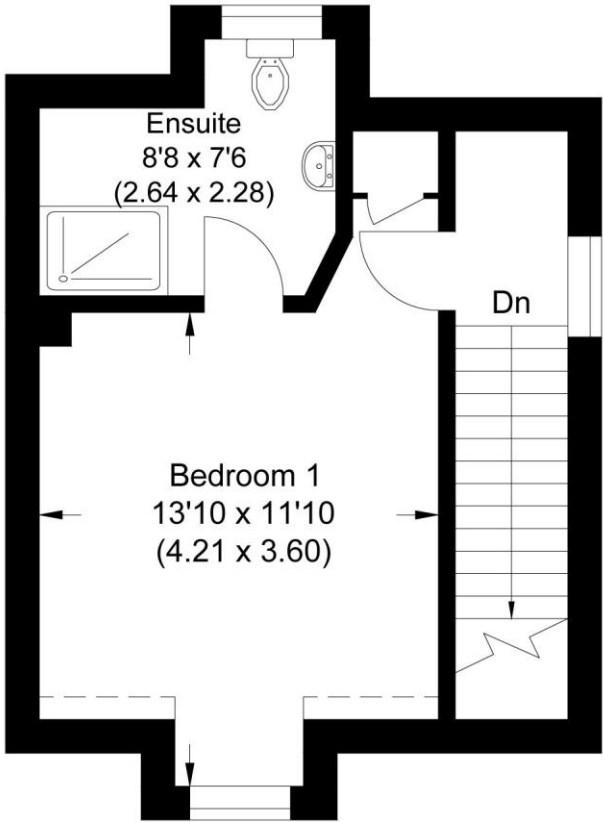
Approximate Gross Internal Area
108.85 sq m / 1171.65 sq ft



Ground Floor

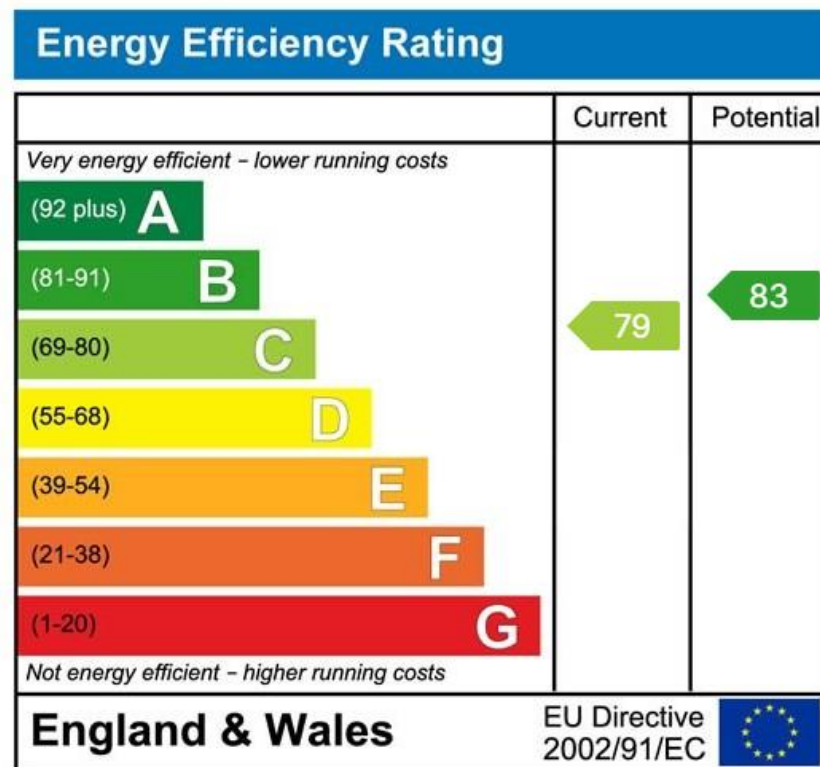


First Floor



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: £2,445.38.

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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk