



# 52 Cromwell Road

Shaw, Newbury, Berkshire, RG14 2HL





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Guide £389,950

A fabulous three bedroom semi detached house situated in an established residential road within the town.

## Description

The accommodation includes a hall from which the stairs lead, a good sized sitting room with media walls and fire, together with a smart kitchen that includes fitted appliances. There is also a useful rear lobby with access to the garden, and a downstairs cloakroom. On the first floor there are three bedrooms and a smart contemporary bathroom that includes a shower. Outside there is a driveway for off road parking and side access. The rear garden has been tastefully landscaped with paved terraces for entertaining, lawn and raised borders.

Road and number 52 will be found along on the right hand side.

- Entrance Hall
- Sitting Room
- Kitchen
- Rear Lobby
- Cloakroom
- Three Bedrooms
- Bathroom
- Driveway
- Gardens

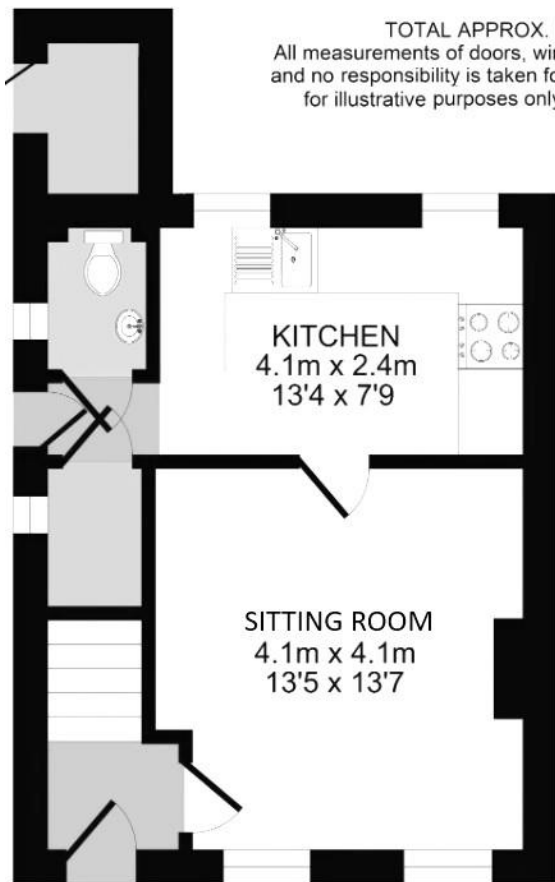
## Newbury

Newbury is a market town in the valley of the river Kennet. Newbury lies on the edge of the Berkshire Downs, part of the North Wessex Downs Area of outstanding natural beauty. There are lots of independent high street shops, restaurants, walking and cycling trails. It's also the home of Newbury Racecourse, Donnington Castle, the Corn Exchange and The Watermill Theatre, and nearby Highclere Castle (of Downton Abbey fame!). There is also a train service to London Paddington and the M4 can be joined at J13.

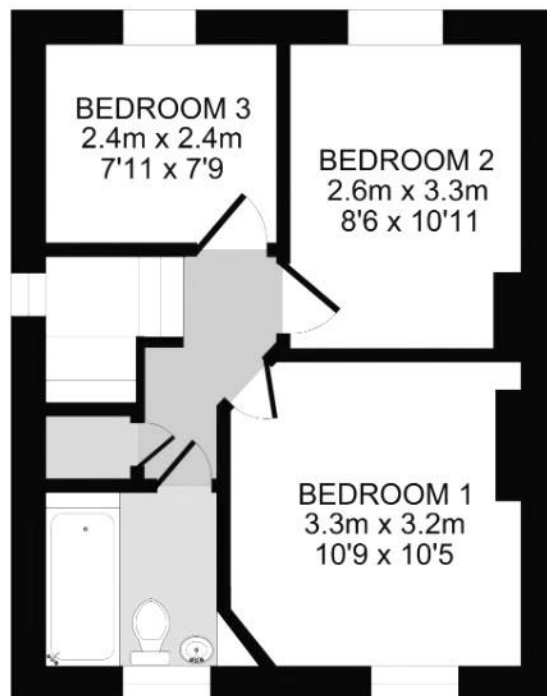
## Directions

Upon reaching the Robin Hood roundabout, turn left onto Shaw Road, and then take the third right into Kiln Road. Take the fourth left into Cromwell





GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 69.1 SQ.M. (744 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale.



To view this property call Marc Allen Estate Agents on **01488 685353**

### Porch

Door to:-

### Entrance Hall

Stairs to first floor.

### Sitting Room

With a media wall (equipment not included) and a feature fire. Wood effect flooring. Recessed spotlights.

### Kitchen

Tastefully fitted with a range of wall and base units with drawers and work surfaces over. Single drainer sink unit with a mixer tap. Built in electric oven, ceramic hob and extractor over. Integrated dishwasher, small fridge and washing machine, Two swivel corner cupboards.

### Rear Lobby

Understairs cupboard. Door to garden.

### Cloakroom

With a wc and wash hand basin.

Staircase gives access to landing

### Bedroom 1

### Bedroom 2

### Bedroom 3

### Bathroom

Very nicely fitted in a smart contemporary style to include a bath with a shower over, wc and wash hand basin with a cupboard below.

### At the front of the property is

A driveway for off road parking, a lawned garden and a gate to the side.

### At the rear of the property is

A lovely landscaped garden with a paved terrace leading to a lawn garden with raised borders and a further paved seating area at the end. The garden is approx. 100' and a particular feature of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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