



117 Kingsley Close Shaw Newbury Berkshire RG14 2EB

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Price Guide £495,000 Freehold

A spacious and thoughtfully extended 1950s semi-detached home located on the northern edge of Newbury presented in immaculate condition. The property has been tastefully renovated, with family-size accommodation comprising a fabulous entrance hall, 18' Sitting Room with open fireplace and woodburning stove, 15' Dining Room overlooking the Garden, Kitchen, plus spacious Utility Room and Cloakroom. On the first floor, there are three excellent-sized Bedrooms with an en-suite bathroom and Dressing room in the Master Bedroom, plus a superb family Shower room. Outside is a secluded, well-stocked lawned garden with a south-facing patio area. Timber-built summerhouse and Timber Sheds. Excellent driveway parking in front of the property, UPVC double-glazed windows and gas-fired radiator central heating. Easy access to A34 & M4 connections. A few minutes' walk from both primary and secondary schools.

Directions: From our office in Newbury, take Oxford Street up and past Waitrose. Take the second exit from the roundabout into Oxford Road and head towards Donnington, passing straight over the mini-roundabout. Shortly over the bridge, turn right into Love Lane, and Kingsley Close is on the left. Turn left, and the property will be found on the left-hand side

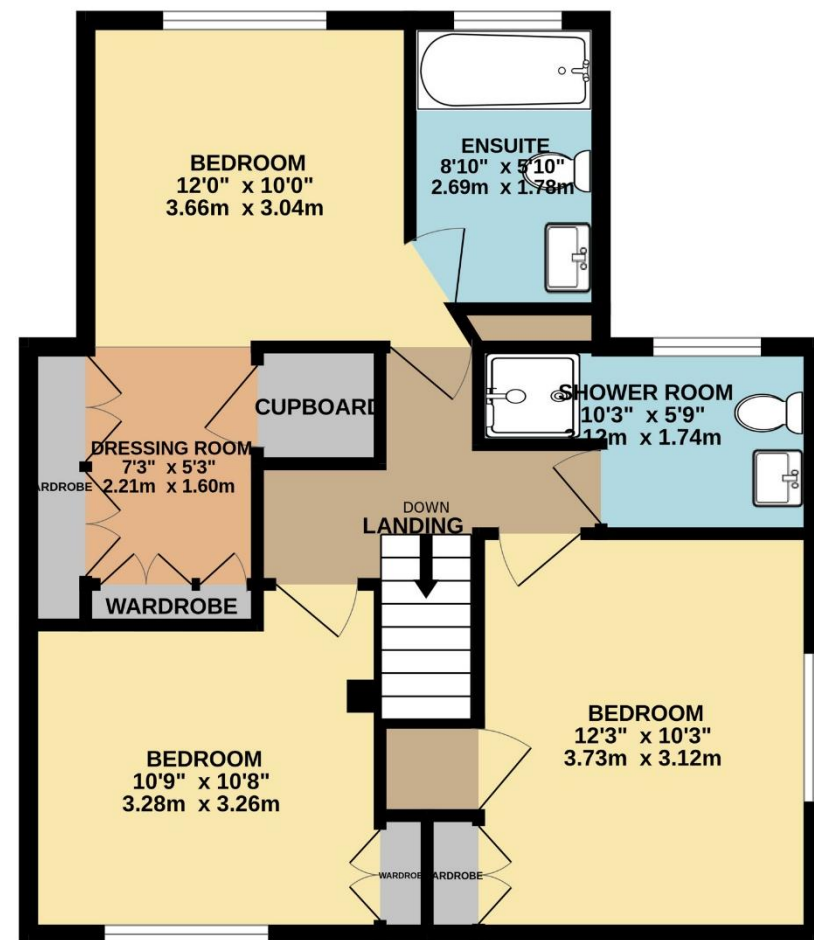
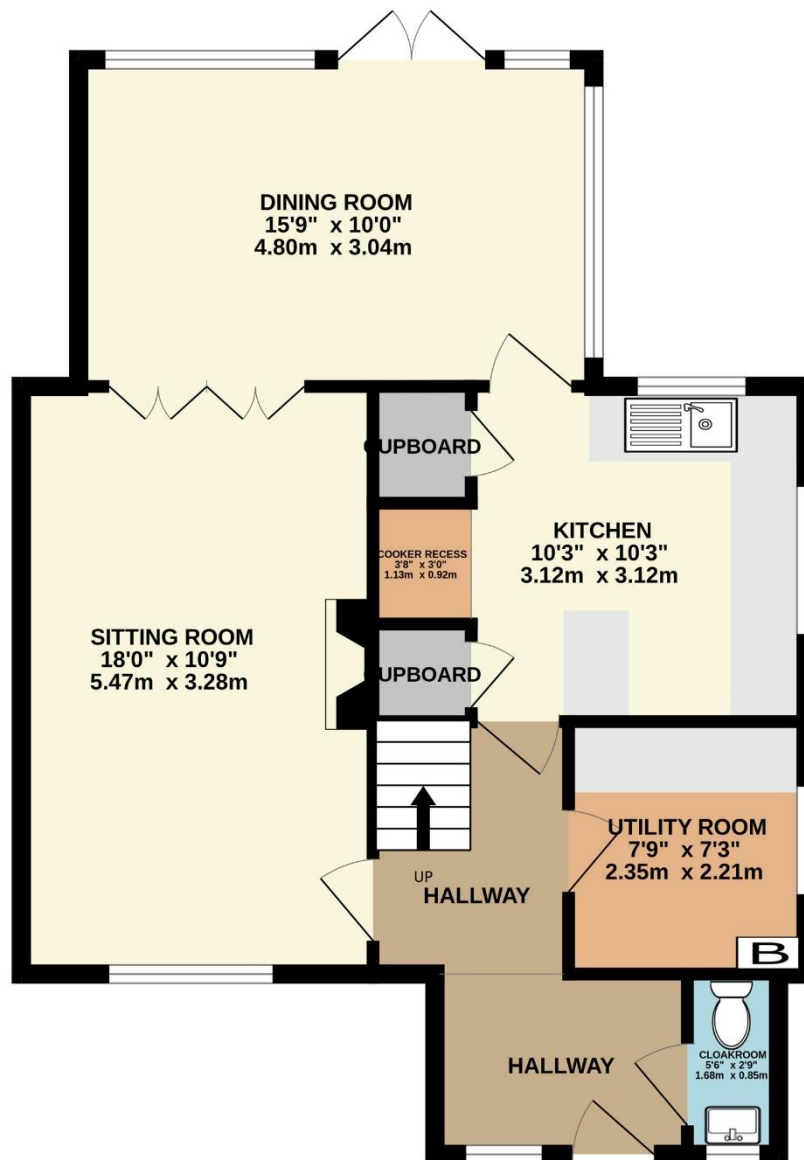


Council Tax Band: C £2191.93 pa
Nearest Bus stop: Long Lane 0.1 km
Nearest Train station Newbury 2.0 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		

GROUND FLOOR
 698 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR
 590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1288sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

