

**sansome
& george**



22 Garrett Close, Kingsclere

Guide Price £650,000

22 Garrett Close

Kingsclere

Sansome & George – This impressive four bedroom detached home offers spacious and versatile accommodation, ideal for family living. Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs W.C. The generous living room provides a comfortable space for relaxation, while the kitchen and breakfast room offer ample room for dining and entertaining. The first floor features a well-appointed main bedroom with en-suite facilities, three further bedrooms, and a modern family bathroom. The property is presented in excellent condition throughout, combining contemporary finishes with practical design.

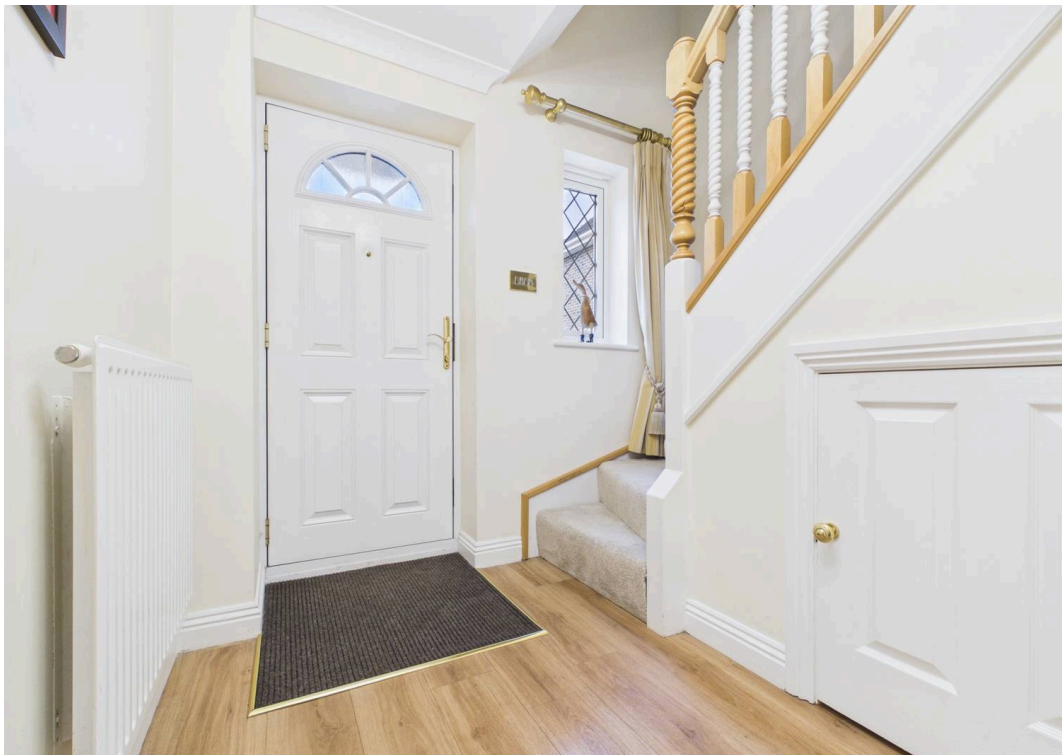
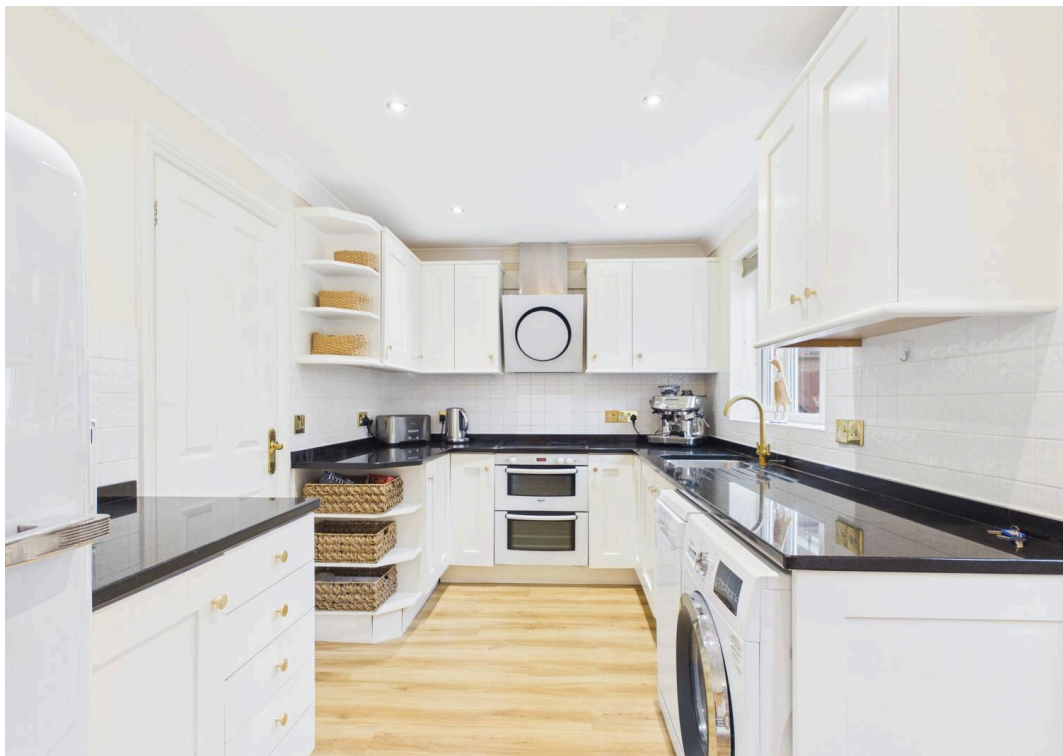
Outside, the property boasts a rear garden, perfect for outdoor dining and leisure activities. The garden is mainly patio and attractive stone, providing a safe and secure environment for children and pets. There is a garage and driveway, offering off-road parking for multiple vehicles. The location is within easy reach of local amenities, schools, and transport links, making it a convenient choice for families and professionals alike. This attractive home is a must-see for those seeking comfort, space, and a desirable residential setting.

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

Council Tax band: E

Tenure: Freehold







22 Garrett Close

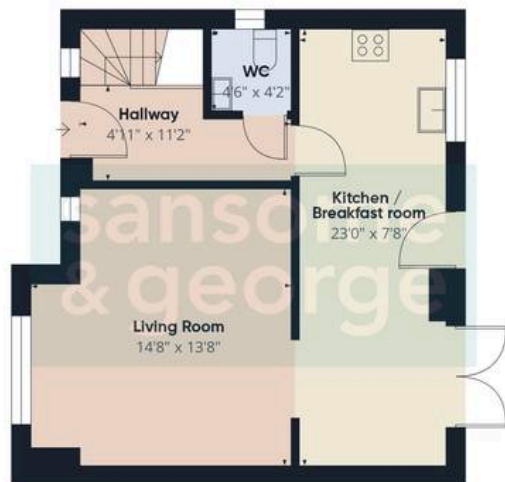
Kingsclere, Newbury

- 4 Bedroom detached home
- Hallway, Downstairs W.C
- Living room
- Kitchen / Breakfast room
- Bedroom 1 with En-suite
- 3 Further Bedrooms
- Bathroom
- Garden
- Garage and Driveway



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

1181 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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