HILLIER & WILSON

Denman Drive, Newbury, RG14 7GD

Tel: 01635 522044
Sales@HillierAndWilson.co.uk

Guide Price £410,000

Denman Drive, Newbury

An immaculately presented and modern three bedroom end terrace family home located on the highly sought after Newbury Racecourse Development. The property has continued to be modernised by the current owners, now featuring air conditioning and security systems. Other benefits include: a south facing low maintenance rear garden, off-road parking to the rear and front of the property, uPVC double glazing and gas central heating. The ground floor comprises of an entrance hall, cloakroom, modern kitchen with integrated appliances and a sitting/dining room with French doors to the garden. On the first floor there is a double bedroom with fitted wardrobes, a family bathroom and an additional bedroom. On the top floor is the spacious master bedroom with ample fitted wardrobe space and an en-suite shower room. Externally, the enclosed rear garden features a raised patio area, low-maintenance faux lawn and a garden shed. Denman Drive is ideally located for commuters with ready access to nearby railway stations at the Racecourse and Newbury town centre, allowing you to get to London, Paddington, in less than an hour along with strong transport links to the A4, A34 and M4. The Racecourse development also benefits from a range of nearby amenities (including the Rocking Horse Nursery and Nuffield Health gym) and a strong sense of community with residents hosting various events for young families.

- IMMACULATELY PRESENTED & MODERN THREE BED FAMILY HOME
- GENEROUSLY PROPORTIONED PRINCIPAL BEDROOM SUITE
- SOUTH FACING ENCLOSED REAR GARDEN
- OFF-ROAD PARKING TO FRONT & REAR
- IDEAL LOCATION FOR COMMUTERS WITH EASY ACCESS TO NEARBY RAIL STATIONS
- WATER SOFTENER, AIR CONDITIONING, uPVC DOUBLE GLAZING & GAS CENTRAL HEATING

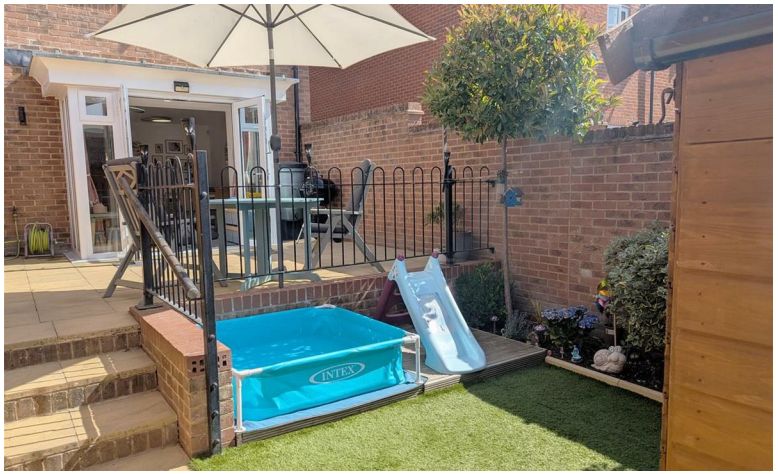
Services: Mains services are connected
(Service Charge Applies)

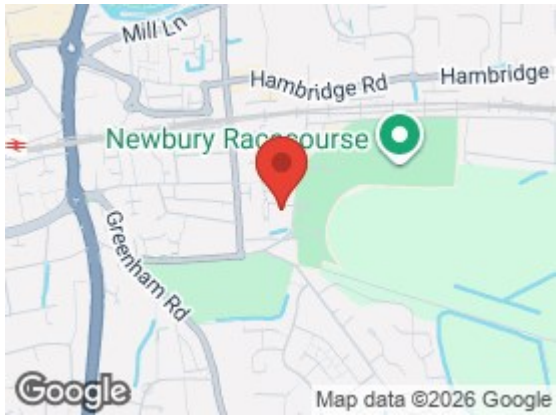
EPC Rating: C
Full results can be sent on request

Council Tax Band: D

Denman Drive, South Newbury

APPROX. GROSS INTERNAL FLOOR AREA 992 sq.ft (92 sq.m)
For Identification Only (Not to Scale)
Hillier & Wilson LTD





Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.