



25 MONTGOMERY ROAD

NEWBURY RG14 6HT

****CLOSED CHAIN**** A fantastic opportunity to purchase a substantial detached bungalow with GARAGE and SOUTH FACING GARDEN.

As you enter the property you have a large entrance hall with built in storage. The living room is on the left hand side and features a brick fireplace with an electric fire and an extremely large window, flooding the room with natural light from the south facing garden.

The dual aspect dining room is of a great size and has access via French doors into the garden. The kitchen has laminate flooring with white cabinets and wooden effect worktops. There is plenty of cupboard space and integrated appliances.

There are three double bedrooms further down the hall. The master is dual aspect and has a built in wardrobe and bedroom two has its own w/c.

The family bathroom has lovely neutral tiling on both the walls and flooring. There is a fantastic large walk in shower and a heated towel rail.

To the rear is an extremely private, generous south facing garden. The garden consists of a large patioed area with a beautiful water feature and access into the garden room and garage. There is also a large green house to the back left of the patio. The rest of the garden is mainly laid to lawn with mature shrubs and a wooden shed.

The front of the property consists of a large paved driveway, leading to the garage door. There is also a great sized front garden with a mix of hedging and shrub boarder to ensure ultimate privacy.



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AT A GLANCE

- 1402ft² / 130m²
- Living Room
- Dining Room
- Kitchen
- Three Double Bedrooms
- Family Bathroom
- W/C in Bedroom 2
- Garden Room
- Garage
- South Facing Garden

UTILITIES

There is Ultrafast Broadband available in the area and there are no known mobile coverage issues. The property is connect to all mains and operates on gas central heating.

EPC - D
West Berkshire Council Tax Band - E

SITUATION

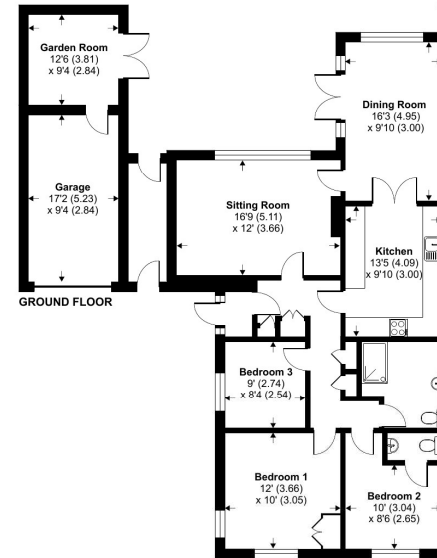
The property is situated in a quiet cul de sac off Andover Road in south Newbury. It is walking distance to Newbury town centre and in catchment for St Barts Secondary School.

DIRECTIONS

What3words///motor.awake.secret

Montgomery Road, Newbury, RG14

Approximate Area = 1154 sq ft / 107.2 sq m
Garage = 161 sq ft / 15 sq m
Garden Room = 87 sq ft / 8 sq m
Total = 1402 sq ft / 130.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Winkworth. REF: 1201444

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See things differently.