



8 DENMAN DRIVE

NEWBURY RG14 7GD

A fantastic three bedroom family home situated within the highly sought-after Racecourse development, being sold with **NO ONWARD CHAIN**.

As you enter the home, there is an open entrance hall with the kitchen to the left. The kitchen in neutral and has plenty of cupboard and worktop space. The living room is generous in size and has french doors that open up onto the rear garden.

To the second floor are two double bedrooms and the family bathroom, which has a shower over the bath. The master bedroom can be found on the third floor with a large build in cupboard and ensuite.

To the front of the property are two off street parking spaces alongside two visitor spaces. To the rear is a great sized garden which comprises of a patio area and large decked section.



Winkworth

AT A GLANCE

- 94.2m² / 1014ft²
- Kitchen
- Living Room
- Three Double Bedrooms
- Master with En-Suite
- Family Bathroom
- Private Rear Garden
- Off Street Parking
- No Onward Chain

UTILITIES

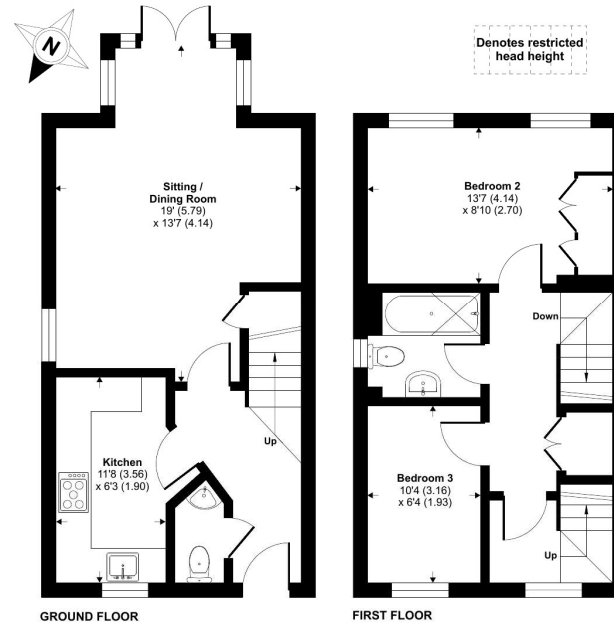
Mains electricity
Mains gas fired central heating
Mains water and drainage
Service charge of £180 pa
EPC C
West Berkshire Council Tax Band D
Ultrafast Broadband is available in the area.
There are no known mobile coverage issues.

SITUATION

The property is situated overlooking a green, with mature horse chestnut trees, on the popular racecourse development. Nearby Stroud Green offers space for dog walking or summer picnics. Newbury town centre and the railway station are about a 15 minute walk away.

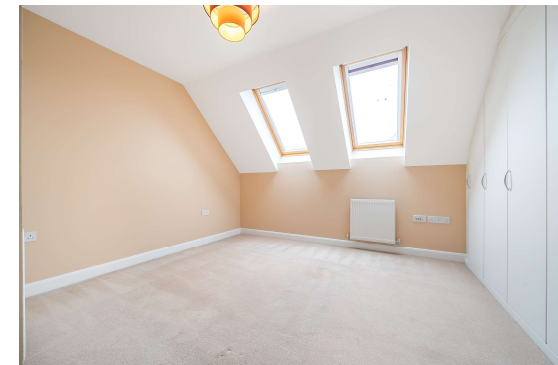
DIRECTIONS

What3words///fuels.stick.melon



Denman Drive, RG14

Approximate Area = 937 sq ft / 87 sq m
Limited Use Area(s) = 77 sq ft / 7.2 sq m
Total = 1014 sq ft / 94.2 sq m
For identification only - Not to scale



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See things differently.