

28 Montgomery Road
Guide Price £575,000

Carter Jonas

28 Montgomery Road
Newbury
RG14 6HU

Situated in a very popular residential area on the south side of Newbury, a lovely 4 bedroom family home together with a large established garden. Walking distance to a mainline train station, the town centre and within the catchment for St. Bartholomew's Secondary School.

– Newbury town and mainline station less than 1 mile
– M4 (J13) 5 miles
– Newbury station to London Paddington 50 minutes

Entrance hall • sitting room • dining room • conservatory • kitchen/breakfast room • cloakroom • utility area • principal bedroom with ensuite • 3 further bedrooms • family bathroom • summerhouse/home office • front garden and drive • attractive and large rear garden • Energy Rating D



Situation

28 Montgomery Road is situated in a quiet area just south of the town centre and is a perfect location for easy access to local facilities including the station. Also it is popular with families as it is situated within walking distance of a range of local schools including the highly respected St. Bartholomew's Secondary School and John Rankin Primary very nearby. Newbury town offers a good selection of shops and department stores, including the Parkway retail development, Waitrose, and supermarket and retail park to the south of the town. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town.

Description

28 Montgomery Road has been well maintained by the present vendors and is offered for sale in good order throughout. The property benefits from a loft conversion so offers 3 original bedrooms on the first floor, together with a family bathroom and then an impressive principal bedroom on the top floor with an ensuite. Downstairs the accommodation is arranged so that there is a separate

dining room, with a bay window to the front, a sitting room to the rear beyond which is a conservatory. To one side is a good sized kitchen/breakfast room with ample space for a table together with cloakroom and an area for utilities.

Outside

A feature of the property is the large and established garden which has a decked seating area directly to the rear of the house beyond which is a large area of lawn surrounded by mature beds containing shrubs and plants. At the rear of the garden there is a summerhouse which also has power and wi-fi connection so could be used as a home office. To the front there is an area of garden to one side of which is a drive providing off road parking.

Additional Information

Tenure: Freehold
Services: Mains electric, water and drainage, gas fired central heating
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band E
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: From Newbury proceed to the A343 Andover Road, continue up Andover Road and take the second turning on the right into Bartlemy Road. At the t-junction bear left into Bartlemy Close and continue on into Montgomery Road. Follow the road round the right hand bend where number 28 will be seen on the right.

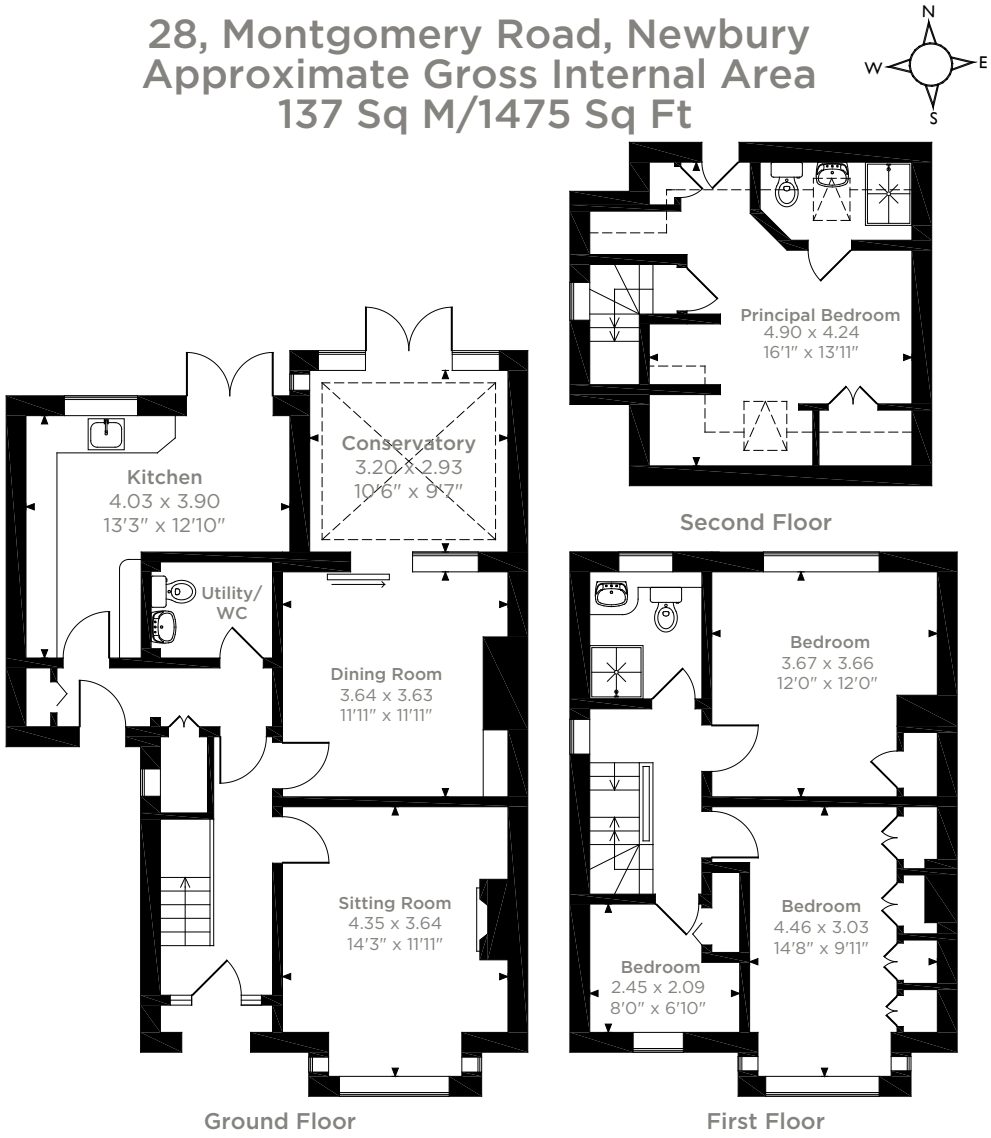








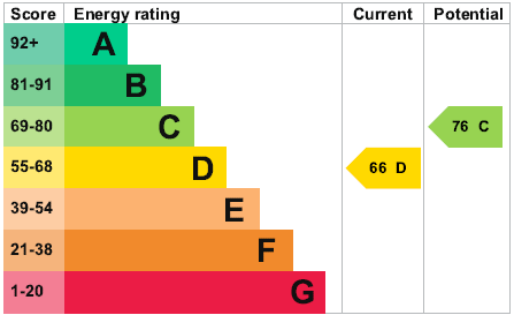
28, Montgomery Road, Newbury
Approximate Gross Internal Area
137 Sq M/1475 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.







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