



**19 HOWARD ROAD**  
Guide Price £650,000

**Carter Jonas**

## 19 HOWARD ROAD NEWBURY RG14 7QG

- Newbury and Newbury station - within walking distance
- M4 (J13) 4.5 miles

Porch · entrance hall · cloakroom · study · sitting room · dining room · kitchen/breakfast room · utility · 4 double bedrooms · bathroom · block paved drive · secluded garden · air source heat pump and EV charger · Energy Rating D

### SITUATION

Howard Road is within walking distance of both the town centre and train station and Newbury itself offers a good selection of shops and supermarkets. 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, a bowls club, 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. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

19 Howard Road is a beautifully presented house that has recently been refurbished to create a stunning family home close to the town centre. The ground floor briefly comprises an attractive entrance hall, bright study, large sitting room with gas woodburning stove and opening out to the dining room, cloakroom, utility room and kitchen/breakfast room. This room has a range of eye and base level, large window overlooking the garden and doors to the dining room and utility room. On the first floor there are four double bedrooms (three of which have built-in wardrobes) and a family bathroom.

**A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING AND SITUATED IN A SOUGHT AFTER LOCATION ON THE SOUTH SIDE OF NEWBURY WITHIN WALKING DISTANCE OF THE TOWN, NEWBURY RACECOURSE, STATION AND WITHIN CATCHMENT OF EXCELLENT SCHOOLS INCLUDING ST BARTHOLOMEWS.**



## OUTSIDE

To the front of the property there is a lawn area and recently laid paved driveway providing off road parking. There is a low maintenance rear garden which is designed with areas of lawn, 2 patio areas and flower bed borders all surrounded by timber panel fencing.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, air source heat pump for hot water and central heating. EV charger.

**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band E

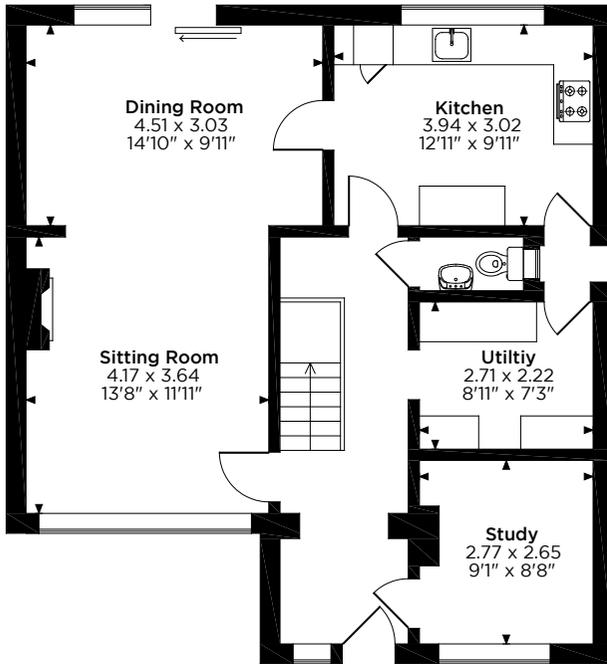
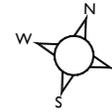
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 7QG

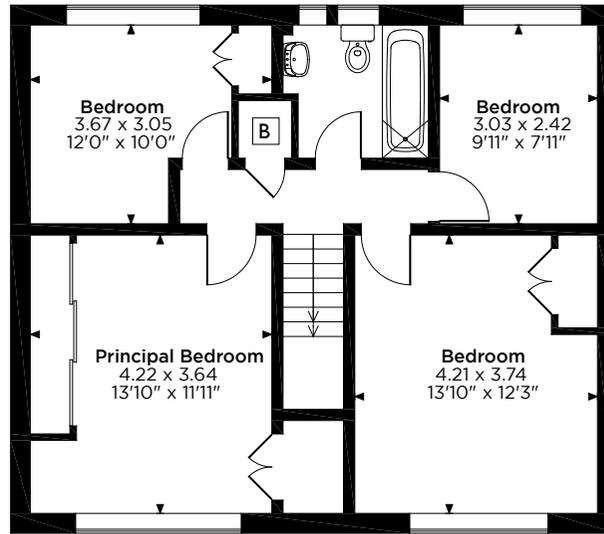
From Newbury town centre take the A339 south and at the next roundabout (with brown roundabout sign saying to Highclere Castle) take the third exit onto St John's Road, take the first road left into Tudor Road and then at the T-junction turn left into Howard Road where the property will be found on the left hand side.



19 Howard Road, Newbury  
 Approximate Gross Internal Area  
 135 Sq M/1453 Sq Ft



**Ground Floor**



**First Floor**

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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