



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

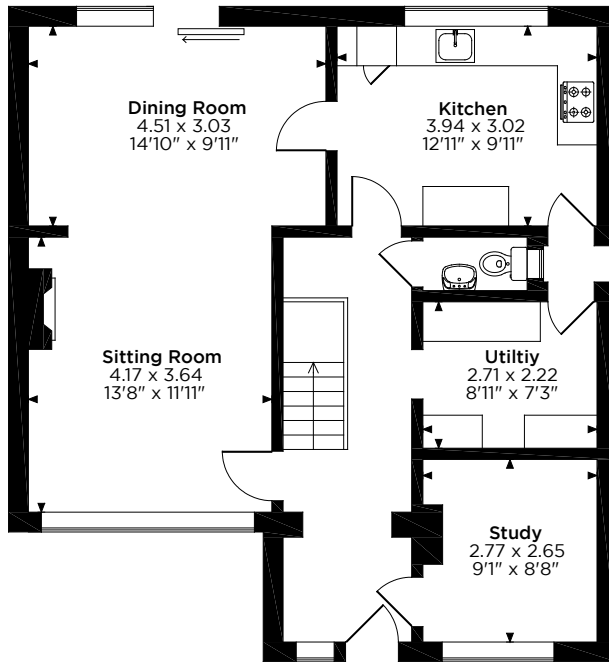
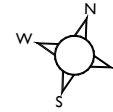
Directions: Please use postcode RG14 7QG

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.

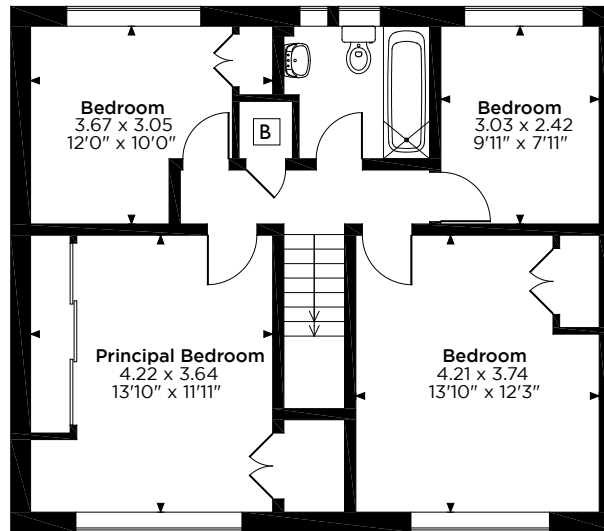


19 Howard Road, Newbury

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		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.