



14 Croft Road Newbury Berkshire RG14 7AL



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**Price Guide £530,000 Freehold**

This well presented five bedroom 1950's character semi-detached family home is located in a very sought after area of south Newbury and within the catchment of both the highly regarded St John's and St Bart's schools. The property has been vastly improved by the current owners with the recent addition of a second floor loft conversion yet there is room to extend further (subject to the usual consents). The ground floor comprises Entrance Hall, Sitting/Family Room with French doors leading onto the rear Garden and a Kitchen/Breakfast room with Utility Cupboard and Cloakroom. The first floor offers Three Bedrooms and a family Bathroom, on the top floor there are Two further Bedrooms plus an En Suite Shower Room. One of the Bedrooms is being used as a Home Office. Outside the gated driveway leads to ample parking which runs alongside the house to a detached Garage. There is also a mature front garden and good-sized rear garden measuring approximately 85 ft. in length being mostly laid to lawn with established plant borders. The loft was completed in 2020 which incorporated a complete new roof.

**VIEWING HIGHLY RECOMMENDED**

**Directions :** From the Robin Hood roundabout proceed in a southerly direction towards Winchester on the A339. At the second roundabout turn right onto St Johns Road. At the next roundabout take the second left onto the Andover Road. Take the second on the left into Wendan Road and Croft Road will be found on the left where the property will also be found on the left.



**Council Tax Band: D £2064.49 pa**  
**Nearest Train Station Newbury 1.0 km**  
**Nearest Bus stop: Wendan Road 0.1 km**

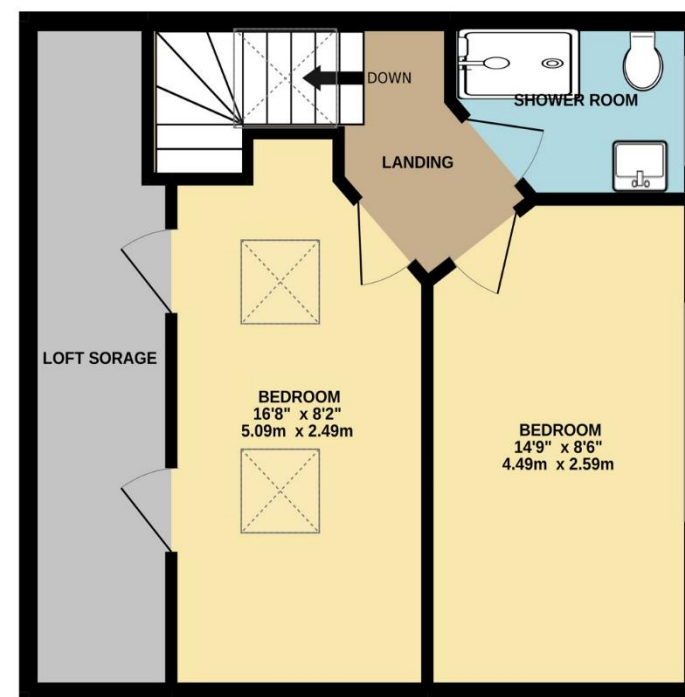
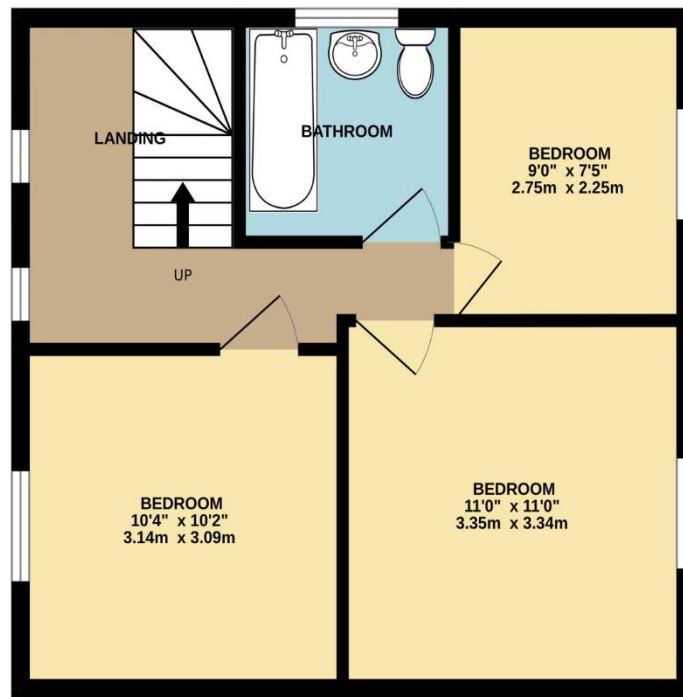
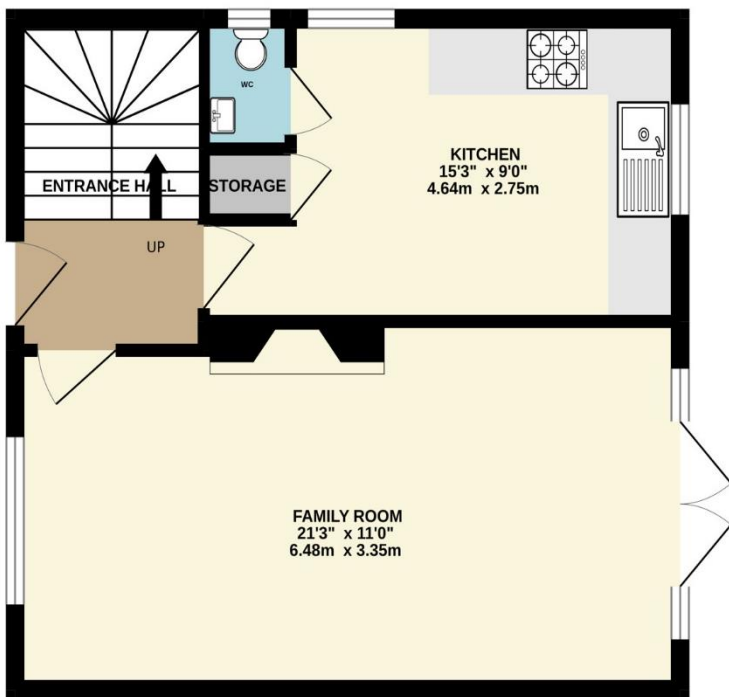
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		

\* EPC carried out before the recent improvements. \*

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

2ND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract.**

