



24 CROFT ROAD

NEWBURY BERKSHIRE RG14 7AL

A beautiful semi-detached family home with an 85 ft rear garden, three double bedrooms and garage all within St. Barts school catchment.

The living room features a beautiful log burner with large windows, flooding the room with natural light. There is a modern cloakroom. The kitchen is open plan with the dining area and has neutral cabinets with a black worktop and built in appliances. An extension has been completed to the rear to add a large sunroom with garden views.

To the first floor are three double bedrooms, the third bedroom has been extended. There is built in storage in all three rooms. The family bathroom has a modern walk-in shower, neutral tiling and a heated towel rail.

To the rear of the property is an 85 ft garden, which is mainly laid to lawn. There is a patio area immediately as you enter the garden. To the side of the house is a large driveway and single garage, with more off-street parking at the front of the house.

There is Ultrafast Full Fibre Broadband available in the area. No known mobile coverage issues.



Winkworth

AT A GLANCE

1496ft²/139sqm
Living Room
Open Kitchen Diner
Sun Room
Cloakroom
Three Double Bedrooms
Family Bathroom
Garage

UTILITIES

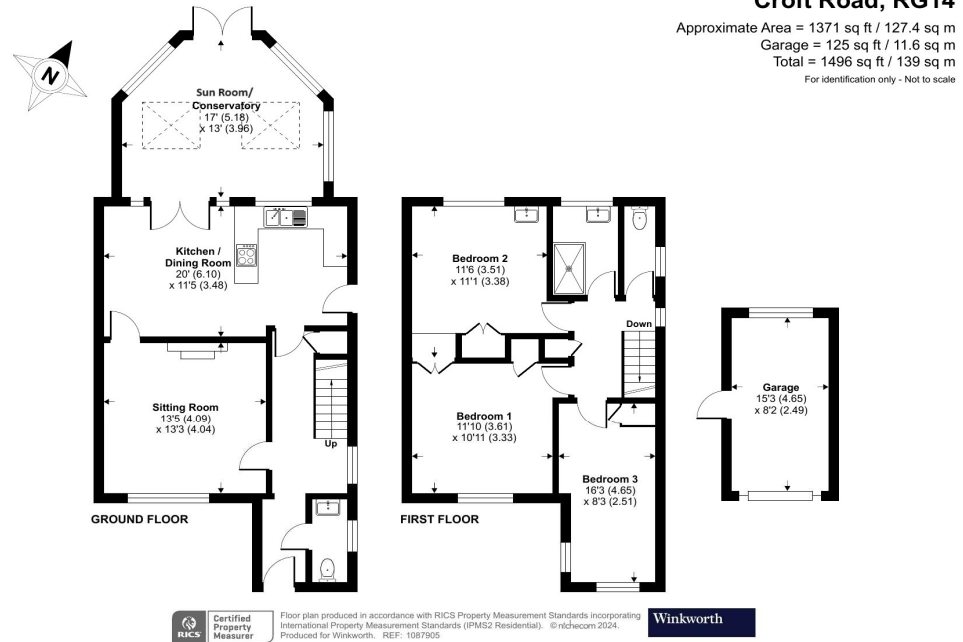
Gas central heating
Mains water and drainage
EPC D
Council Tax Band D

SITUATION

The property is located within a highly sought-after area, close to Newbury Town Centre and within St. Barts School catchment. Croft Road is a quiet road with a great community feel.

DIRECTIONS

What3words///ankle.brick.hurls



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