



FREEHOLD GUIDE PRICE

£300,000

51 Sycamore Rise

RG14 2LZ



A beautiful end of terrace property with far reaching views across Newbury benefiting from a large kitchen / diner, large private south facing rear garden, driveway parking and garage with potential to extend (stpp)

- Kitchen/diner
- Living room with fireplace
- Recently redecorated
- Large south facing garden

- Driveway parking
- Single garage
- Culdesac location
- Views across Newbury



LOCATION

Sycamore Rise is a quiet cul de sac situated to the east of Newbury within walking distance to the town centre and railway station. As well as being home to Newbury Racecourse, the town offers a comprehensive range of shopping, leisure and educational facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 36 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

DESCRIPTION

The accommodation comprises of; Entrance hallway with newly laid cream carpet, well proportioned living room with fireplace and a large window and access to under stairs cupboard. The kitchen diner is bright and airy and is fitted with a range of wooden units and a larder for additional storage. The dining area has large windows overlooking the sunny rear garden and French doors. To the first floor is a large master bedroom with built in wardrobes, a well-proportioned second bedroom and single bedroom three. The bathroom has been fairly recently updated and is finished in neutral colours. The loft is part boarded and the landing benefits from an airing cupboard. The property could be extended into / over the garage (stpp).





OUTSIDE

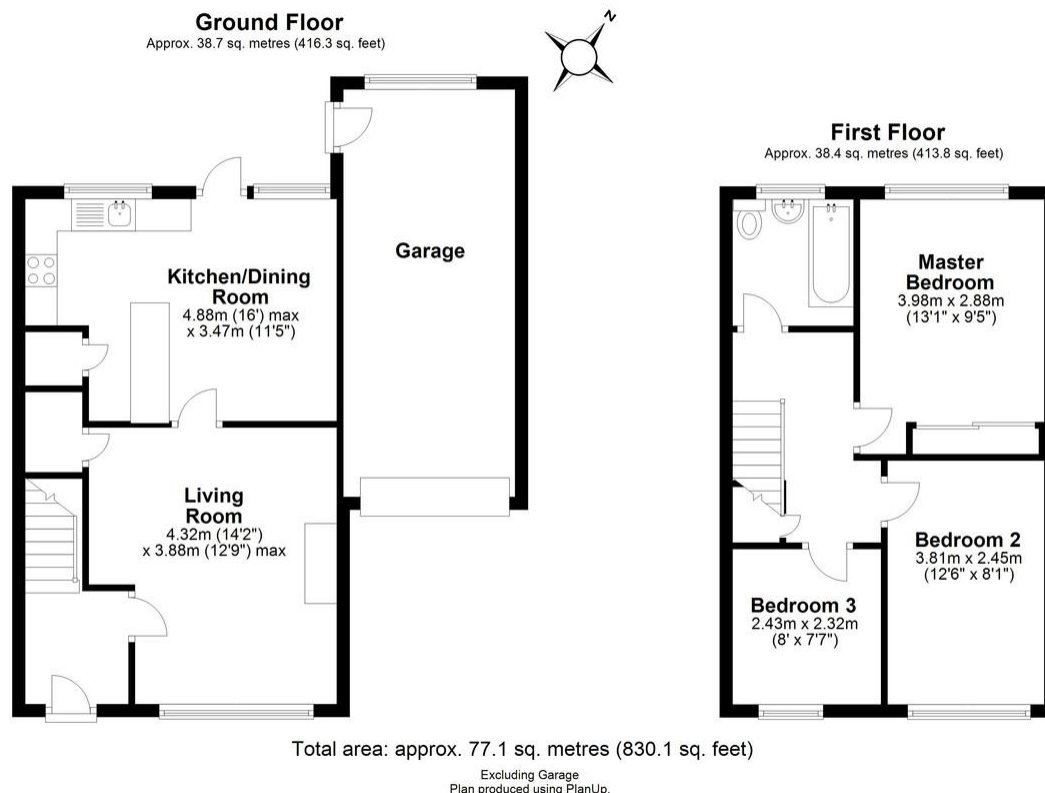
To the rear of the property is a lovely sunny private garden which has stunning views across Newbury. The current vendor has had the patio updated with flagstones and steps down to the attached garage which also has a rear door. The garden is south facing.

To the front of the property is driveway parking for two vehicles in front of the garage and a small lawned area with steps up to the front door.

SERVICES

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Energy efficiency rating D.





51 Sycamore Rise, Newbury



DIRECTIONS

From our office proceed towards the Sainsburys roundabout, head towards the A4 / Thatcham and at the Robin Hood roundabout take the first left towards Hermitage. At the roundabout take the right hand turning up Kiln Road until you see Hitachi Capital on the left. At the mini roundabout take the left hand turning and then take the right hand turning into Sycamore Rise. Continue down the road to the end where no. 51 will be found on the left.



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