



46 Marston Drive, Newbury RG14 2SQ  
Price: £485,000

**Features.**

-  2
-  3
-  2

**NO ONWARD CHAIN**

**Description.**

Immaculately presented, updated and improved three bedroom double fronted detached home in a quiet cul-de-sac just to the north-east of Newbury town centre. The current owner has also added an air-source heat pump to make the house even more efficient. Locally there are footpaths and a park, and easy access to the A4, and onto the A34 and M4.

The light and spacious accommodation consists of entrance hall, very smart kitchen/dining room with built-in appliances, utility room, living room, cloakroom, master bedroom, en-suite with underfloor heating, second double bedroom, third bedroom and family bathroom with underfloor heating. Outside, there is a patio adjacent to the rear of the house and a very pretty, well maintained mature private garden. Benefits include a garage, driveway parking and upvc double glazing.



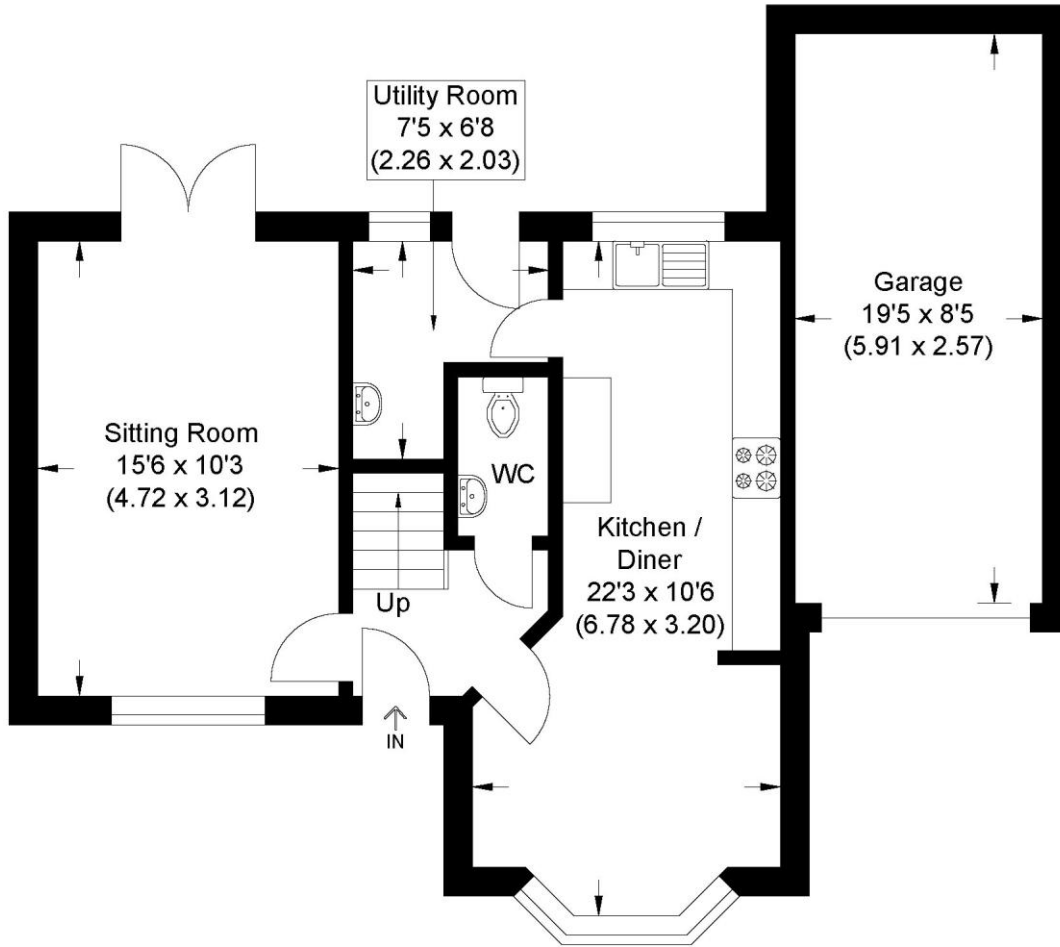
**Location.**

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

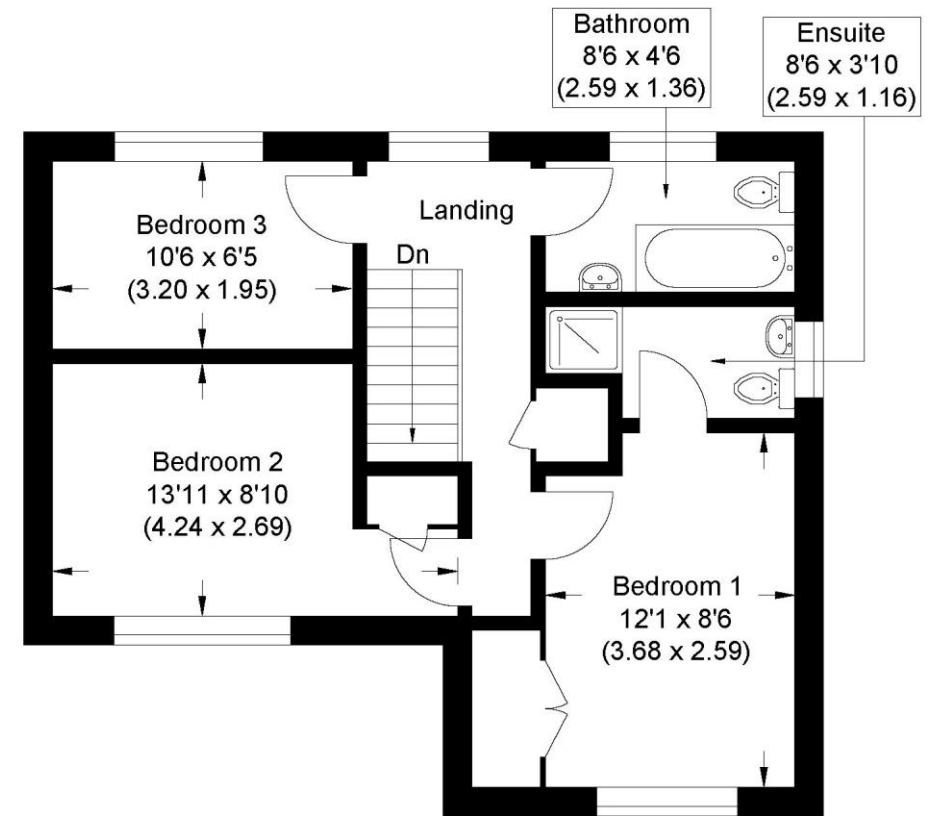


Approximate Gross Internal Area  
84.96 sq m / 914.50 sq ft  
(Excludes Garage)

Garage Area 15.19 sq m / 163.50 sq ft

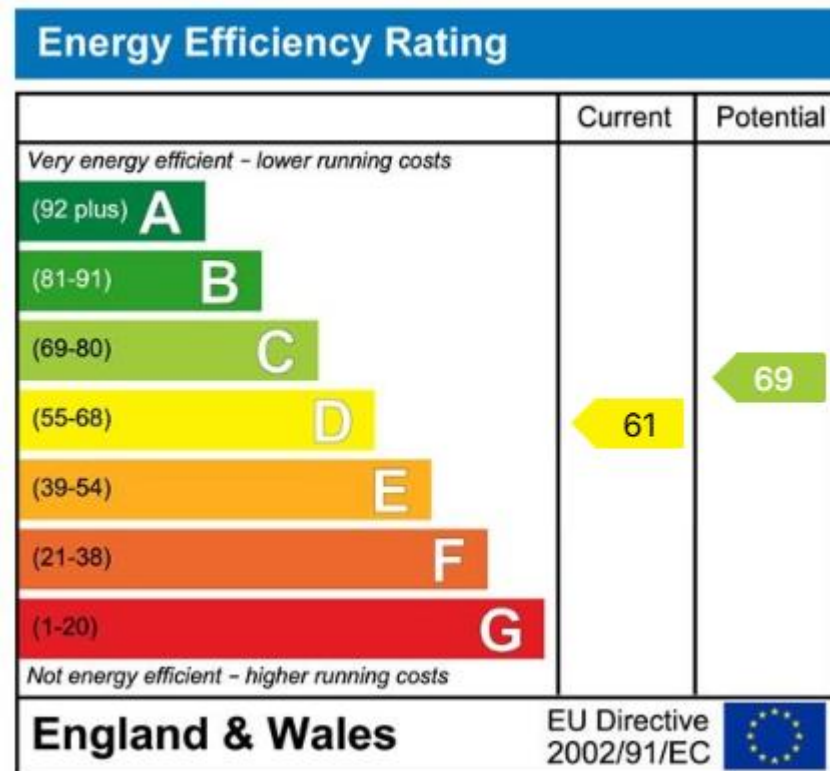


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Important Notice**

**PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: D**

**COUNCIL TAX BAND: E**  
2026/2027: £2,552.33.

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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