



DOWNER & CO

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31 Leonardslee Crescent, Newbury RG14 2FB
Price: £335,000

Features.



NO ONWARD CHAIN

Description.

Located just to the north east of Newbury town centre and within easy reach of the A4 and A34 is an immaculately presented light and spacious two double bedroom home. The property has been extended with a quality conservatory with underfloor heating that provides excellent additional living space. Locally there are shops within walking distance and the mainline rail station is just a short walk away.

The accommodation consists of entrance hall, smart kitchen, cloakroom, living room, dining room, master bedroom with en-suite, second double bedroom and family bathroom. Outside, the pretty garden has been well looked after and there is a large shed to the side of the house. Benefits include upvc double glazing, single garage with driveway parking in front and gas-fired central heating.



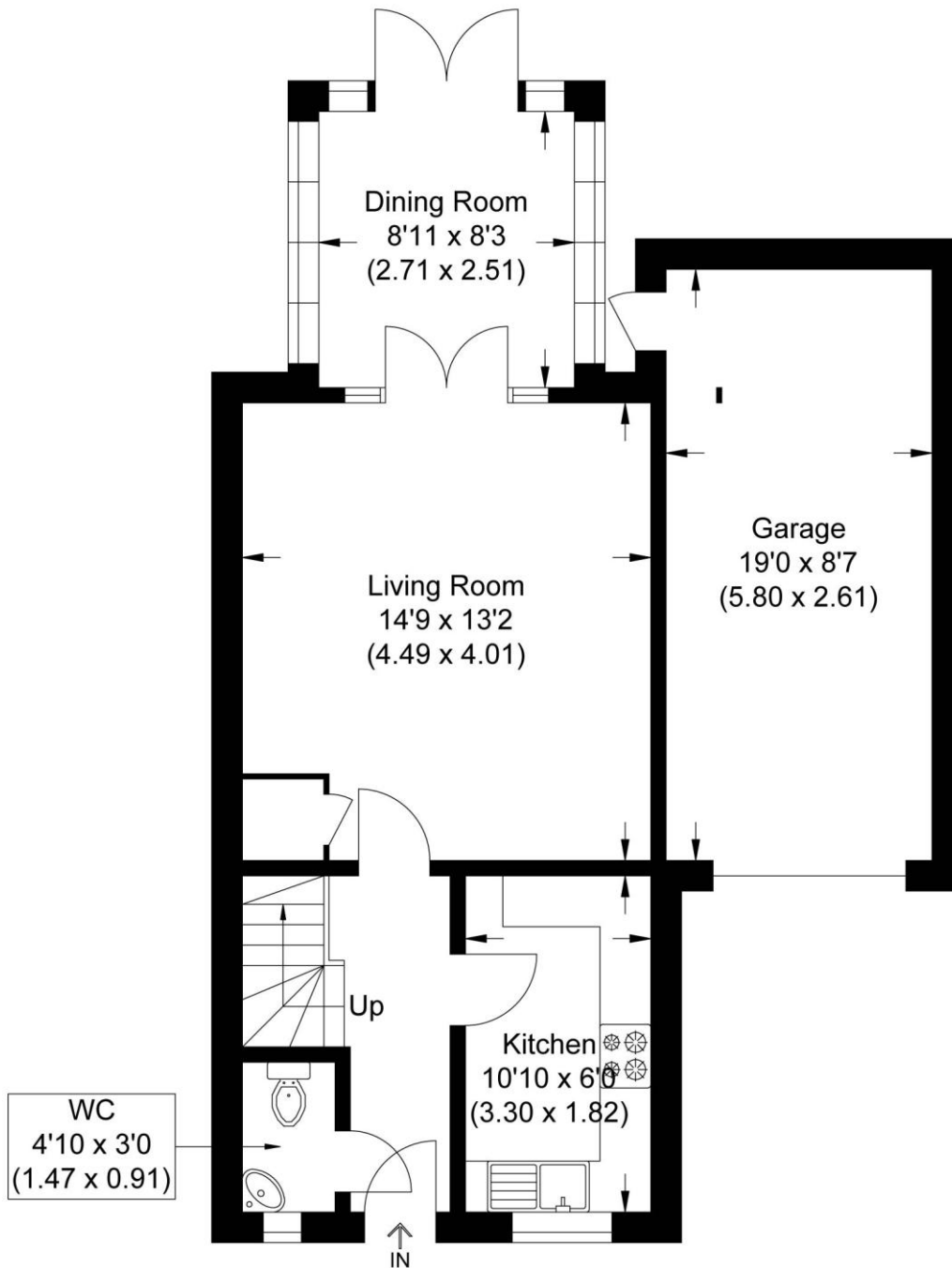
Location.

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.



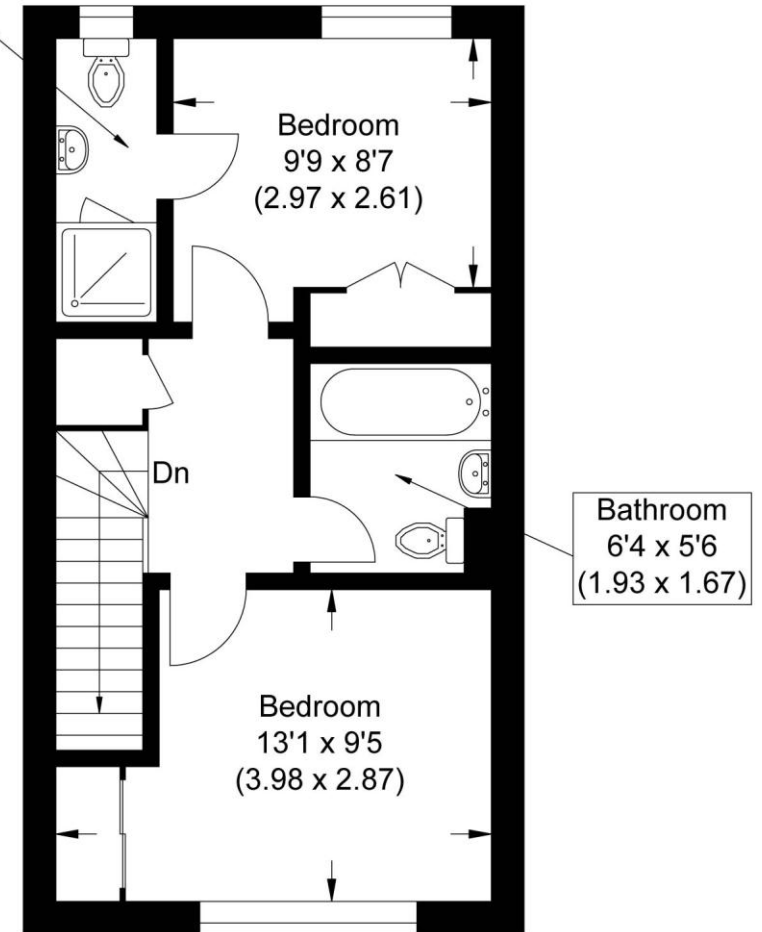


Approximate Gross Internal Area
70.86 sq m / 762.73 sq ft
(Excludes Garage)
Garage Area 15.14 sq m / 162.96 sq ft



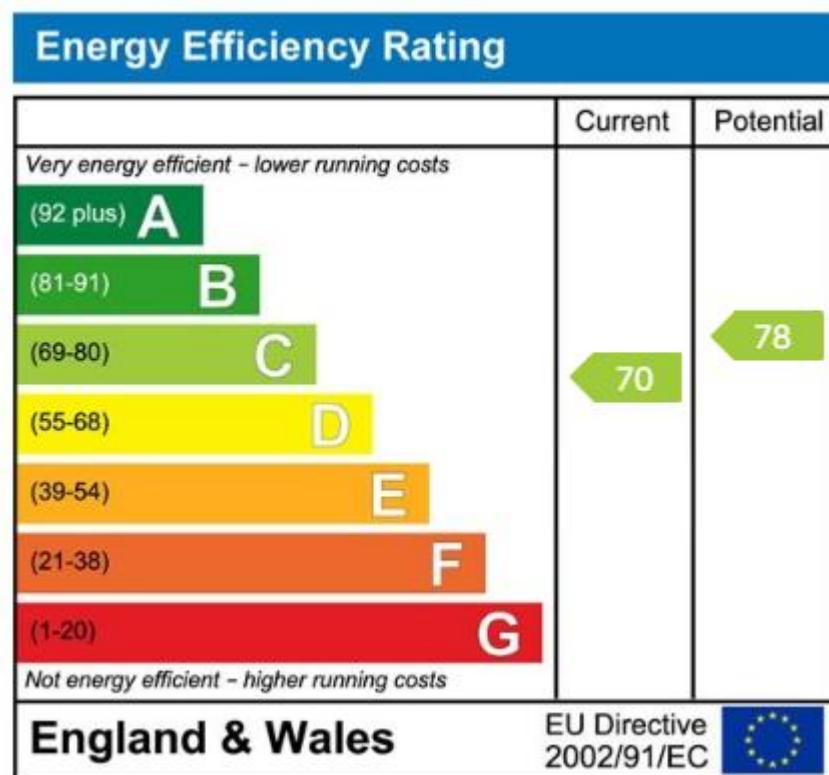
Ground Floor

Ensuite
9'4 x 3'1
(2.84 x 0.93)



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: C

COUNCIL TAX BAND: C
2026/2027: £2,268.74.

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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