



...the house**SOLD** name

[www.halletts-estateagents.co.uk](http://www.halletts-estateagents.co.uk)

**NEWBURY OFFICE** | Clarendon House | 44 London Road | Newbury | RG14 1LA  
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**REDUCED  
IN PRICE**



## accommodation summary

### ground floor

- | entrance hall | cloakroom
- | lounge | dining room
- | kitchen

### first floor

- | three bedrooms | en-suite to master
- | family bathroom

### outside

- | driveway providing parking
- | garage
- | well maintained rear garden

### features

- | gas central heating | UPVC double glazing

## 41 MONTAGUE DRIVE

NEWBURY BERKSHIRE RG19 8XR

**ASKING PRICE £229,950 FREEHOLD**

An opportunity to purchase this 'Milfield' design three bedroom semi detached home situated on this popular development.

This good sized semi detached property is a credit to the current owners and is presented to an extremely high standard. Boasting two reception rooms, modern kitchen, downstairs cloakroom, garage plus off road parking.

**An internal viewing is highly recommended to appreciate the size of the property and the accommodation it has to offer.**

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**SITUATION** Pleasantly located within the heart of the Thames Valley, the market towns of Thatcham and Newbury are within easy reach and provide a variety of shopping, leisure and recreational amenities. Excellent communication links are afforded by the nearby junctions of both the A34 and M4. Additionally, mainline trains run direct to London Paddington from both Newbury and Thatcham stations.



## DIRECTIONS

From Halletts Newbury office turn left onto London Road. At the Robin Hood roundabout take the fourth exit left onto A34. Continue straight over the next two roundabouts. At the third take the first exit and continue straight over both mini roundabouts and at the third take the 3<sup>rd</sup> exit on to Deadmans Lane, continue along this road bearing off to the left and follow the road around to the right until you come to the park and the property can be found on the right hand side.

## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE HALL** Gives access via a brass handled door to lounge and cloakroom

**CLOAKROOM 4'7" x 3'2"** White suite comprising low level W.C. Wash hand basin with tiled splashback. Extractor. Radiator

**LOUNGE 15'5" x 11'10"** Front aspect UPVC double glazed bay window, television point, telephone point, radiator, door to inner hall.

**INNER HALL** Stairs to first floor, door to dining room and kitchen.

**KITCHEN/BREAKFAST ROOM 15'6" x 11'7"** Rear aspect UPVC double glazed patio doors giving access to the garden, rear aspect double glazed window, kitchen comprising of a range of eye and base units with integral dishwasher, washing machine, electric oven with gas hob and extractor over, there is space for a tall standing fridge freezer. The kitchen is partly tiled with vinyl flooring.

### FIRST FLOOR

**LANDING** Access to loft space. Door to airing cupboard and all bedrooms and bathroom.

**MASTER BEDROOM 10'4" x 9'7"** Rear aspect UPVC double glazed window. Television and telephone point. Built in wardrobe cupboards. Radiator. Door to

**EN-SUITE SHOWER ROOM 8'5" x 4'11"** Rear aspect UPVC double glazed window with obscured glass. White suite comprising. Tiled shower cubicle. Wash hand basin. Low level W.C. Radiator. Shaver point.

**BEDROOM 2 11'11" x 8'1"** Front aspect UPVC double glazed window. Radiator

**BEDROOM 3 8'4" x 7'2"** Front aspect UPVC double glazed window. Television point, telephone point, Radiator.

**BATHROOM** Side aspect UPVC double glazed window with obscured glass. White three piece suite comprising, paneled bath with mixer taps and shower attachment. Low level W.C. Pedestal wash hand basin. Part tiled walls. Radiator. Shaver point.

### OUTSIDE

**TO THE FRONT OF THE PROPERTY** Paved pathway to front door with side access to rear of the property

### GARAGE

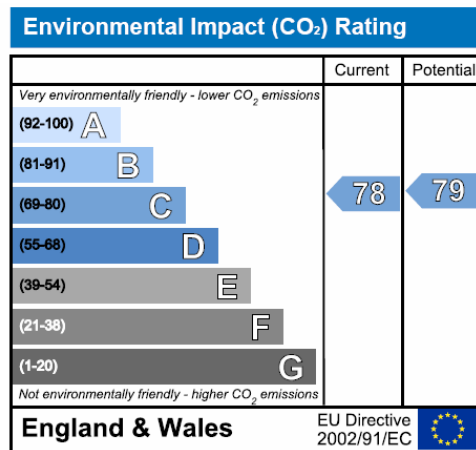
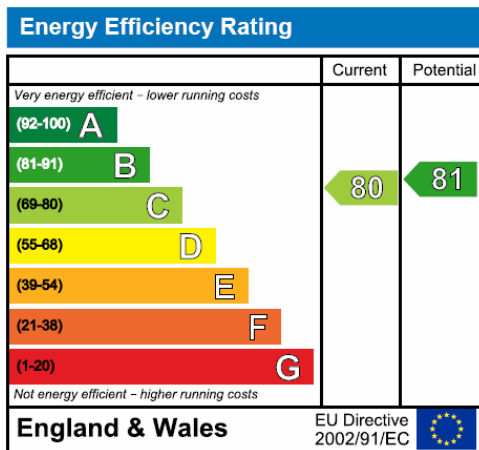
With up and over door, door to garden, power and lighting.

**TO THE REAR OF THE PROPERTY** The gardens are enclosed by timber fencing and enjoy a private aspect. Patio adjacent to the rear of the property rest laid to lawn.

FLOOR PLAN



EPC



**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(s).



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