



London Road

Cricketts

Noss Mayo, London Road, Newbury, Berkshire. RG14 2BA.

£480,000 Freehold



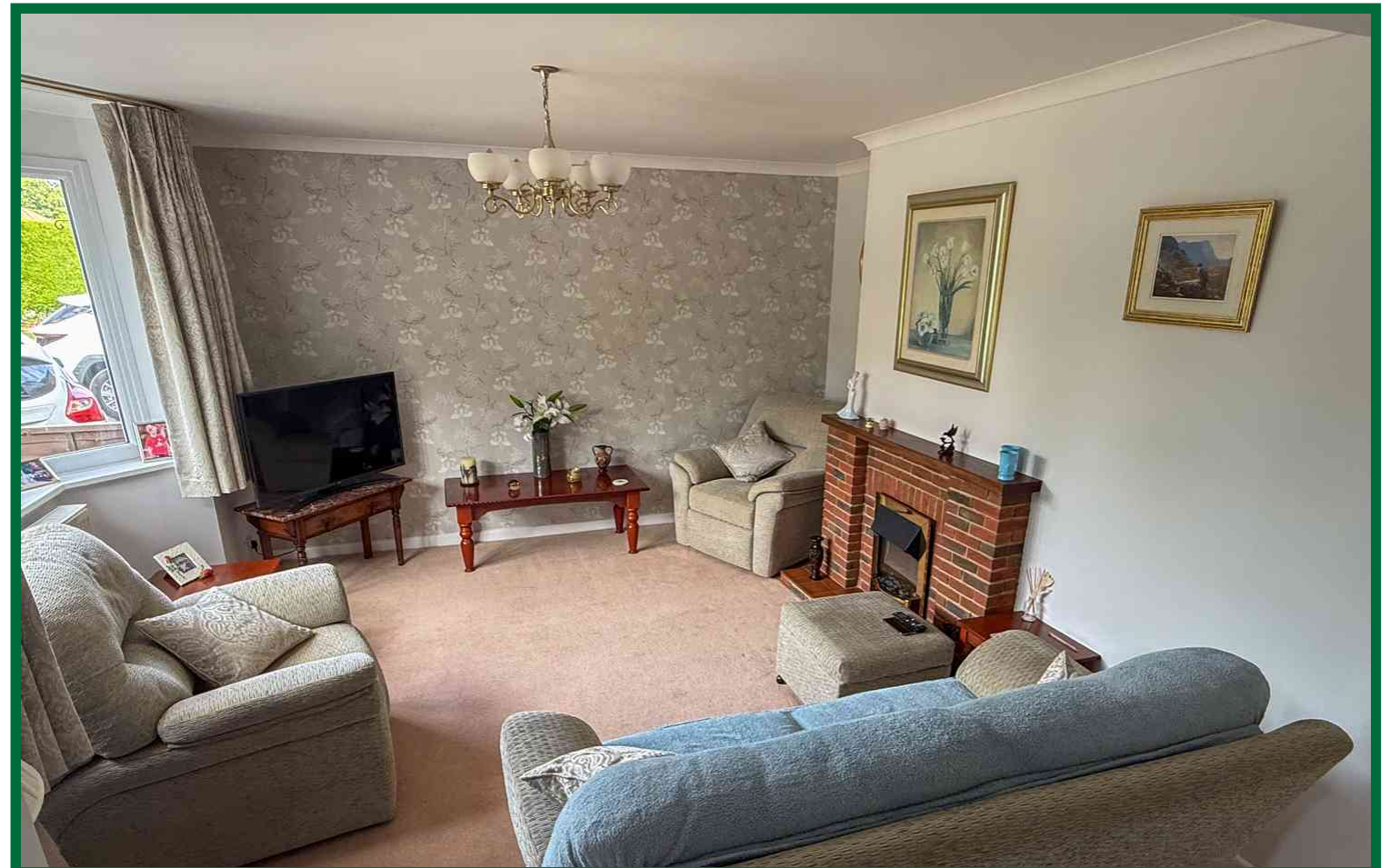
- SOUTH FACING rear garden
- Off road parking
- Lots of storage
- Bay fronted
- close to Newbury town Centre
- Conservatory
- workshop
- Private gardens
- FOUR good size bedrooms

Welcome to this beautifully extended and versatile 4-bedroom semi-detached family home, ideally situated on London Road, Newbury.

Just a short stroll from the town centre, this rare-to-market property offers generous living space, and a wealth of flexible accommodation. Step through the entrance porch into a bright bay-windowed lounge, where stairs lead to the first floor.

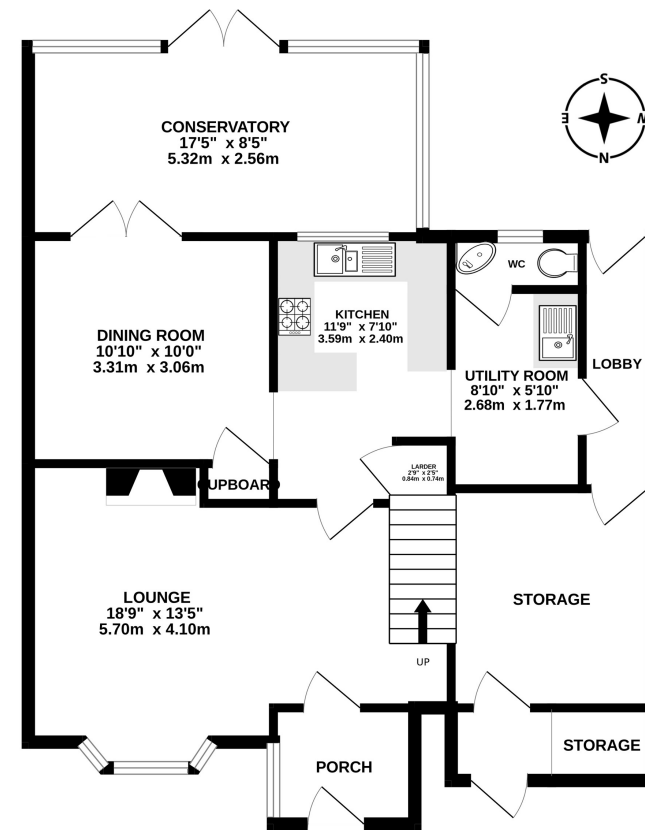
The heart of the home is the well-appointed kitchen, complemented by a large utility room and a separate dining room that flows seamlessly into a spacious conservatory—perfect for entertaining or relaxing with garden views. Upstairs, you'll find three generous double bedrooms—one with a bay window and built-in storage, another with a modern en-suite—and a fourth single bedroom, ideal as a nursery or home office. A well-fitted family bathroom completes the upper floor.

The mature south-facing garden is a true highlight, featuring a tranquil pond, patio area, potting shed, dedicated dining space, and a workshop. A former garage has been thoughtfully converted into a utility room and storage area, offering excellent functionality. Additional benefits include driveway parking for multiple vehicles and proximity to local amenities, schools, and transport links. This is a rare opportunity to secure a spacious and characterful home in one of Newbury's most sought-after locations.

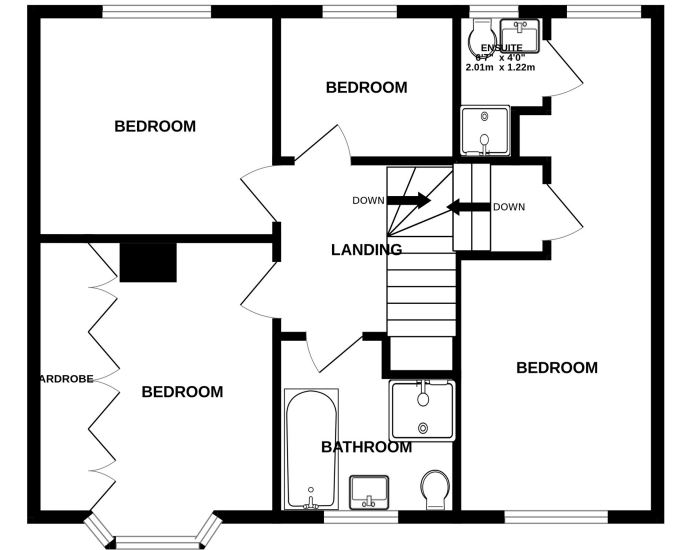




GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D



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