



## Ramsgill Drive, NEWBURY PARK

£500,000

NO ONWARD CHAIN!! Payne & Co are proud to offer this ideal family home, which is neutrally decorated, ready for you to make it your own. The property offers three bedrooms, a first floor bathroom/WC, fitted kitchen and a spacious through lounge, perfect for spending quality time with family or entertaining guests. The property also benefits from a good size rear garden with rear access via Ramsgill Approach. Additional features include off-street parking, gas central heating. Newbury Park underground station, bus routes and local schools are nearby. This house would be ideal for families seeking a comfortable and convenient lifestyle or investors looking for a promising opportunity. Don't miss out view today!

- THREE BEDROOMS
- OFF STREET PARKING
- 61' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via double glazed front door with matching side and fanlight leading to hallway.

### HALLWAY

Laminate flooring, single radiator.

### THROUGH LOUNGE

11' 11" narrowing to 10' 2" to alcove x 24' 2" to bay (3.63m x 7.19m)  
Double glazed bay window to front, laminate flooring, two radiators, power points, double glazed double doors to garden.



### KITCHEN

7' 1" x 7' 8" (2.16m x 2.34m)

Double glazed casement window to rear, range of eye and base units with rolled edge worktops, gas cooker point, stainless steel splashback, extractor hood, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, power points, double glazed door to garden.



## FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM ONE

11' to alcove x 12' 1" to bay (3.35m x 3.68m)

Double glazed bay window to front, radiator, power points.



### BEDROOM TWO

11' x 11' 6" to alcove (3.35m x 3.51m)

Double glazed picture and casement window to rear, radiator, power points, cupboard housing wall mounted boiler.



### BEDROOM THREE

6' 6" x 8' 10" to recess (1.98m x 2.69m)

Double glazed picture and casement window to front, single radiator, power points.

**FIRST FLOOR BATHROOM/WC**

Double glazed opaque picture and casement window to rear, single radiator, close coupled WC, pedestal basin, panelled bath with mixer tap and shower attachment, extractor fan.



**EXTERIOR**

**FRONT GARDEN**

Brick paved providing off street parking.

**REAR GARDEN**

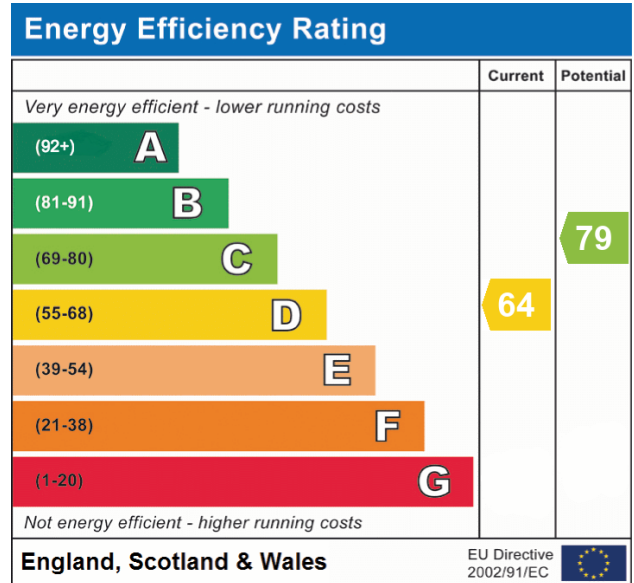
61' with crazy paved patio and path, remainder to lawn.



**AGENTS NOTE**

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.

**EPC**



**What's Next?**

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

**Disclaimer**

**Misrepresentations Act 1967:** These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

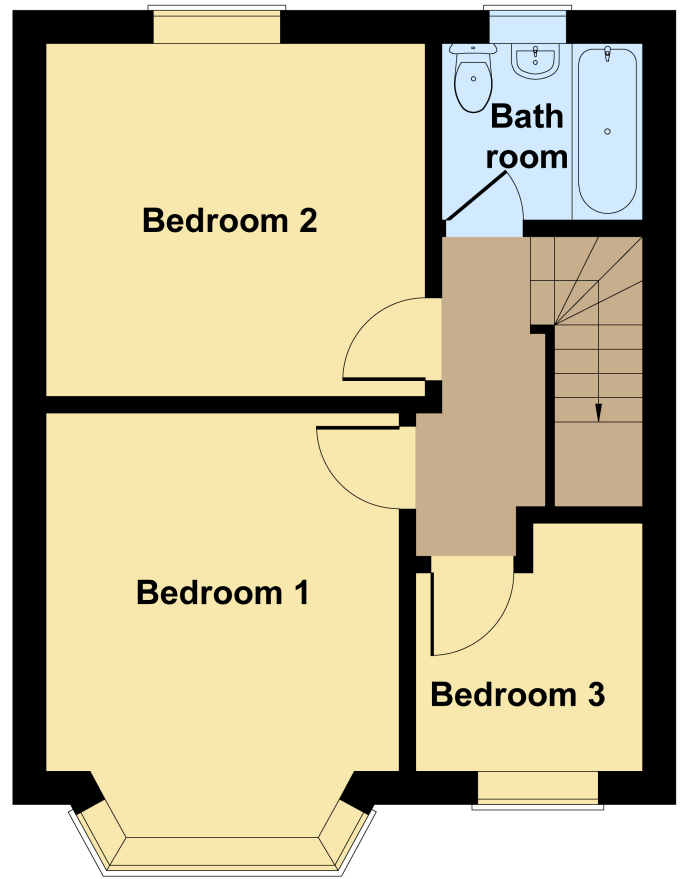
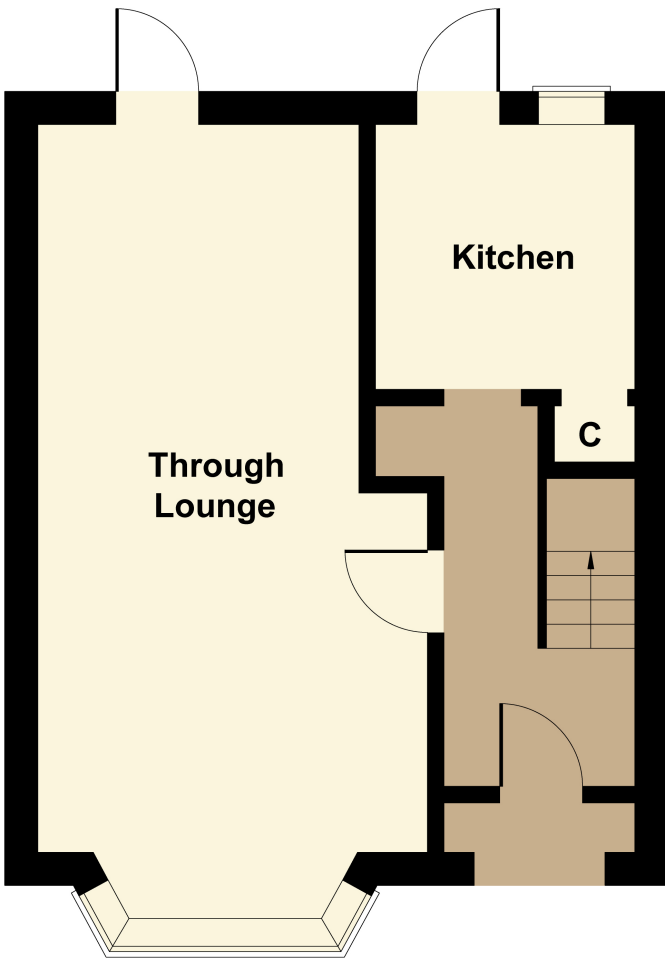
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# Ramsgill Drive

Approximate Gross Internal Area  
797 sq ft - 74 sq m

Ground Floor = 398 sq ft - 37 sq m

First Floor = 398 sq ft - 37 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Produced by One Stop Property Services (London) Ltd

**For Illustrative Purposes Only.**

**Not to Scale.**