



Berkeley Road

Cricketts

62 Berkeley Road, Newbury, Berkshire. RG14 5JG.

£450,000 Freehold



- Stunning family home
- Town centre location
- Walking distance to Newbury train station
- Character filled
- St Bartholomew School catchment
- South facing garden
- Downstairs WC
- Three double bedrooms

Situated in the ever-popular West Fields area of Newbury and within the sought-after St Bartholomew's School catchment, this beautifully presented three double bedroom, three-storey period home offers generous living space, character features, and a modern family layout.

The ground floor welcomes you with a spacious open-plan lounge/diner, complete with an open fireplace that creates a warm, inviting focal point. To the rear, a large kitchen/diner/breakfast room provides excellent space for family life and entertaining, featuring bi-fold doors that open directly onto the low-maintenance, enclosed rear garden — perfect for seamless indoor/outdoor living. A convenient WC completes the ground floor.

On the first floor you'll find a well-appointed family bathroom with Airing cupboard and a generous double bedroom. The top floor offers two further double bedrooms, both filled with natural light and ideal for family, guests, or home working.

This is a wonderful opportunity to secure a spacious, characterful home in one of Newbury's most desirable residential areas, just a short walk from the town centre, local parks, and excellent schooling.





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



**TOTAL FLOOR AREA : 1061 sq.ft. (98.5 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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