



94 DENMAN DRIVE

NEWBURY RG14 7GE

A superbly presented and completely individual, three storey town house, on the Racecourse Development.

This unique, town house, is, we believe, the only one of this design on this development. It is bright and airy with many of the rooms being dual aspect.

The house extends to almost 1300 square feet and comprises of reception hall, with cloakroom off, a generous kitchen/ dining room with French doors to the rear garden, completing the ground floor is a good sized family room,

On the first floor is the main sitting room, overlooking the gardens and with French doors to a Juliette balcony, perfect for throwing open on warm summer days.

There is also a double bedroom and bathroom on this floor.

On the second floor is a main bedroom with ensuite and integrated wardrobes and a third double bedroom.

A good sized rear garden, garage and off road parking for one car, complete this lovely town house.

Onward chain complete



Winkworth

AT A GLANCE

1266 Square feet/ 117 square metres
Three double bedrooms
Two bath/ shower rooms
Sitting room
Kitchen/ dining room
Cloakroom
Garage
Garden
Onward chain complete.

UTILITIES

Mains water, electricity, drainage and gas.
Gas fired central heating
West Berkshire Council D
EPC B

SITUATION

The property is situated on the popular Racecourse development to the east of Newbury town centre.

AGENTS NOTE:

There is a £125 pa service charge payable for upkeep of common parts of the development. Managing agents are "Remus".

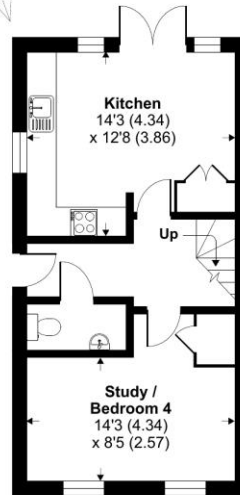
DIRECTIONS

For sat nav RG14 7GE

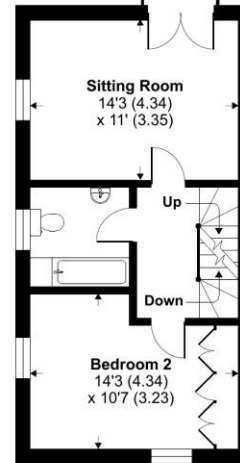
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Denman Drive, Newbury, RG14

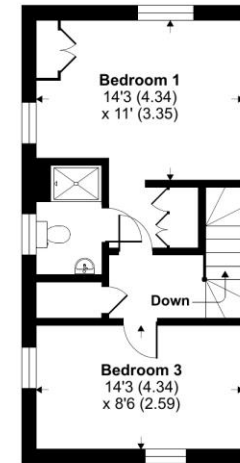
Approximate Area = 1266 sq ft / 117.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2022. Produced for Winkworth. REF: 894621



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Winkworth

See things differently.