



24 New Road, Holyport, Berkshire SL6 2LQ

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GUIDE PRICE £625,000 FREEHOLD

Situated in this popular residential road in Holyport and conveniently located for Holyport College, Holyport Primary School, a Shopping Parade and Doctors Surgery. A delightful three bedroom extended semi detached family house which provides ample room for further enlargement, subject to the necessary planning/building consents being obtained. The property also features a bonus loft room which could be used as a study etc., kitchen/breakfast room and a generous southerly facing rear garden which extends to a depth in excess of 125 ft with a detached outbuilding/utility Room and garage of approx. 20 ft long with extensive driveway parking. Viewing is highly recommended.

*LIVING ROOM *SEPARATE DINING ROOM
*KITCHEN/BREAKFAST ROOM *THREE
BEDROOMS *FAMILY BATHROOM *BONUS
LOFT ROOM *LARGE SOUTH FACING REAR
GARDEN *OUTBUILDING/UTILITY ROOM
*GARAGE *DRIVEWAY PARKING *SCOPE TO
FURTHER EXTEND STPP *EPC RATING TBC
*COUNCIL TAX BAND E



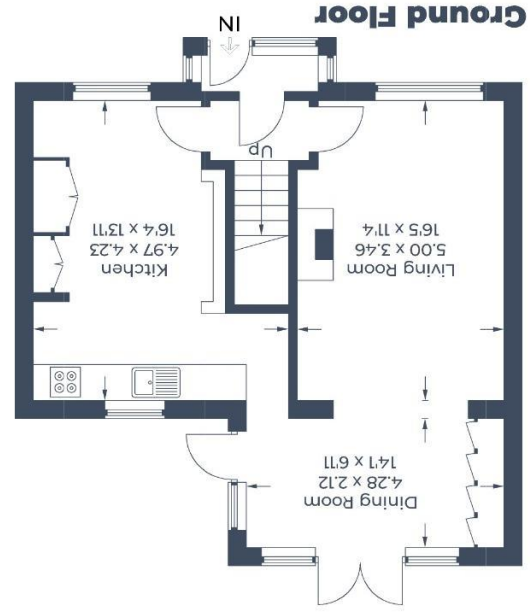




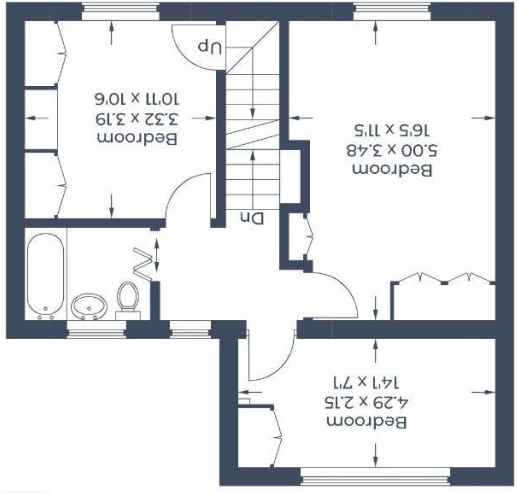
Approximate Cross Internal Area
 Ground Floor = 51.7 sq m / 556 sq ft
 First Floor = 49.8 sq m / 536 sq ft
 Second Floor = 30.8 sq m / 331 sq ft
 Outbuildings = 22.5 sq m / 242 sq ft
 Total = 154.8 sq m / 1,665 sq ft



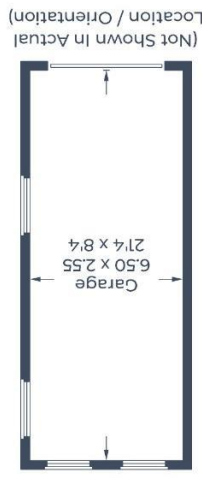
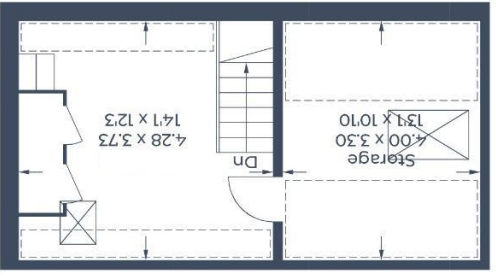
 = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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