

HILLIER & WILSON



42

Glendale Avenue  
Newbury



# Glendale Avenue Newbury Berkshire RG14 6RU

A beautifully presented three bedroom link-detached family house located in the popular Wash Common area of South Newbury and within the catchment of the highly-regarded Falkland Primary School. The house benefits from gas central heating, uPVC double glazing, garage and driveway parking. The ground floor comprises entrance hall, cloakroom, open plan sitting/dining room with French doors onto the garden and kitchen/breakfast room. Upstairs there are two double bedrooms, a further bedroom and a modern family bathroom. Externally the property has a front lawn, driveway parking and garage at the front of the house whilst to the rear is an enclosed garden with raised decked seating area and lawn. Glendale Avenue is conveniently located for the local amenities of Wash Common including dentist, doctor's surgery and several convenience stores, whilst Newbury town centre and mainline railway station are just a short drive away.

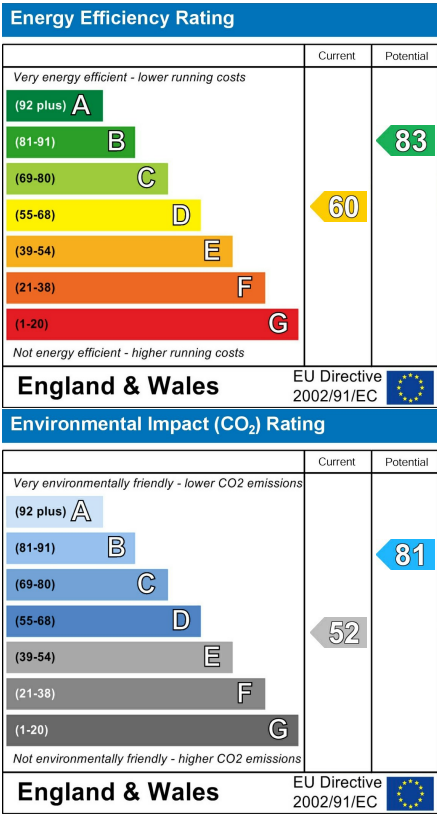
**Services:**  
Mains services are connected.

**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**  
Band E

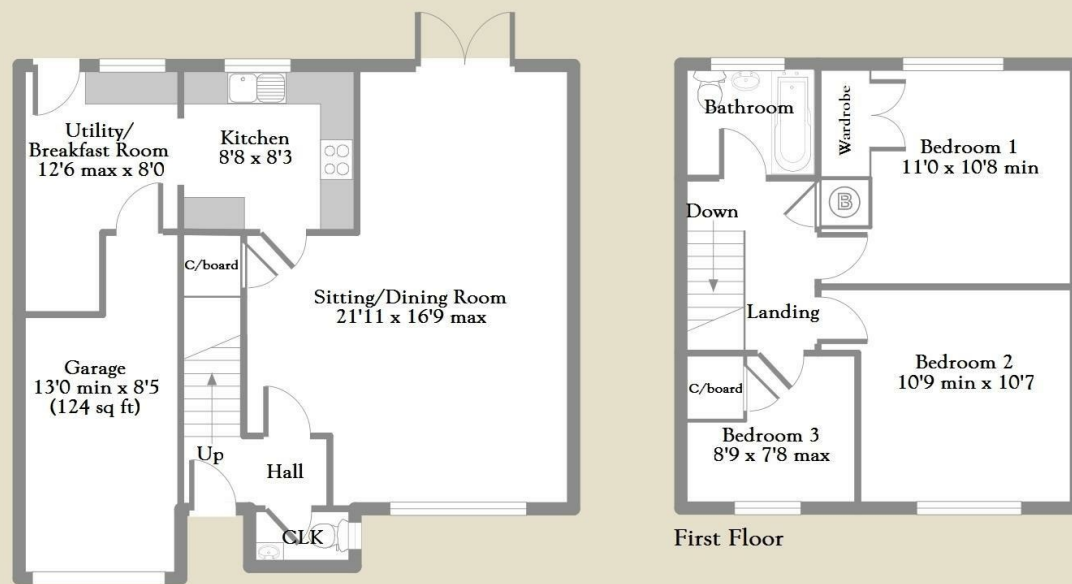
**Viewing:**  
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**Directions**  
From the Hillier & Wilson Office proceed south out of the town and at the St Johns roundabout turn right onto Andover Road. Proceed up the Andover Road for approx. 1 mile and at the junction with the two mini roundabouts turn left continuing on the Andover Road for approximately half a mile, take the seventh turning on the right onto Conifer Crest, take the next right onto Normay Rise and first right onto Glendale Avenue and continue up the gentle incline and the property can be found up on the right.





# Glendale Avenue, Newbury



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA INCLUDING GARAGE: 1114 sq.ft

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE

Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.



