

HILLIER & WILSON

Meyrick Drive  
South Newbury



# Meyrick Drive Newbury Berkshire RG14 6SX

A three bedroom semi-detached family house located in the popular Wash Common area of south Newbury, within the catchment of the highly regarded Falkland primary school. The property has a generous corner plot approaching a third of an acre and offers great potential to extend (subject to the usual consents), whilst other benefits include ample driveway parking, garage, uPVC double glazing and gas central heating. The ground floor comprise entrance porch, cloakroom, sitting room with fireplace, dining room, kitchen and sun room. Upstairs there are two double bedrooms, a further bedroom and a family bathroom. Externally, there is a large block-paved driveway to the front of the house and a freestanding garage. To the rear and side of the property is an enclosed garden, mostly laid to lawn with mature shrub borders. Meyrick Drive is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. Nearby road links are excellent with easy access to the A34 and M4 motorway. NO ONWARD CHAIN

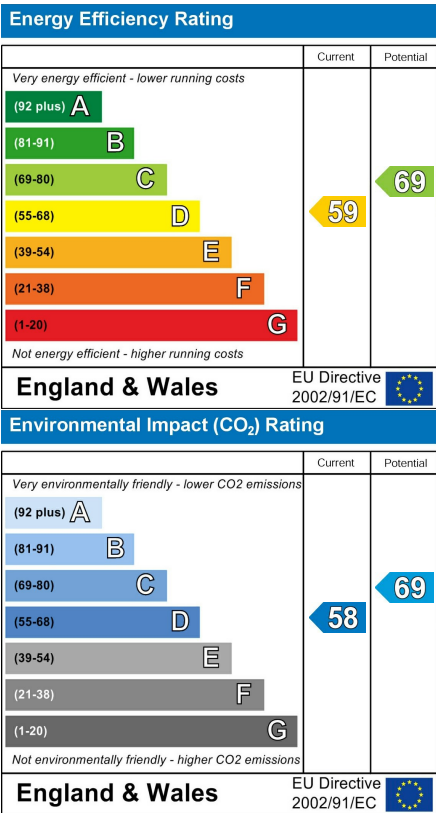
**Services:**  
Mains services are connected.

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

**Council Tax:**  
Band D

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

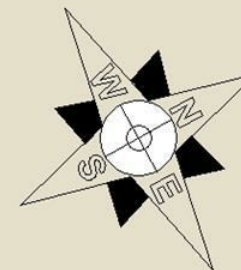
**Directions**  
From our offices proceed south out of the town and at the St Johns roundabout turn right onto Andover Road. Proceed up the Andover Road for approx. 1 mile and at the junction with the two mini roundabouts turn right into Essex Street. Proceed all the way around Essex Street which leads into Enborne Street. After approximately one mile turn left into Villiers Way, then take the first right onto Meyrick Drive and the property can be found on the right hand side.



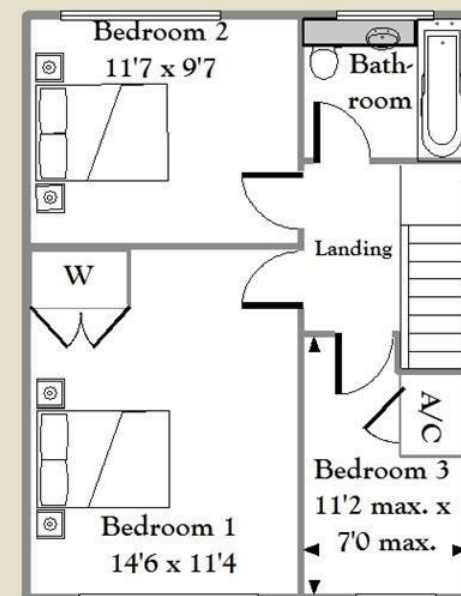
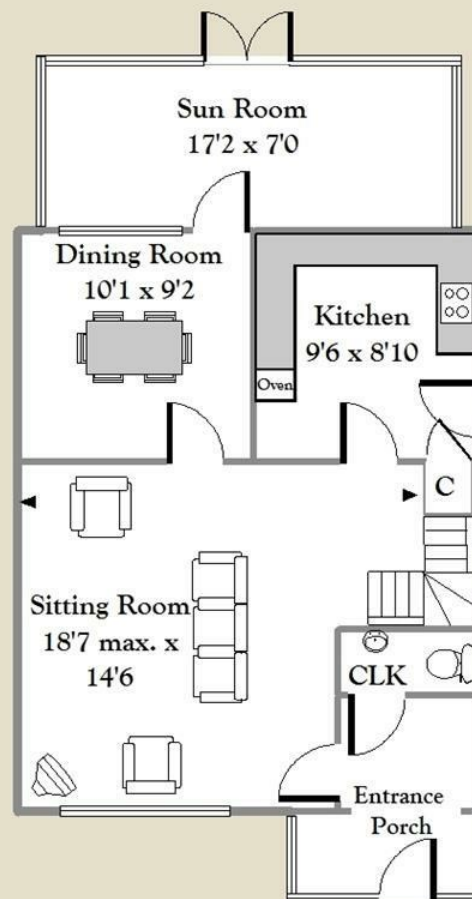




# Meyrick Drive South Newbury



Garage  
16'5 x 7'9  
(128 sq.ft.)  
Not Exact  
Location)



APPROX GROSS INTERNAL FLOOR AREA - 1061 sq. ft (Excluding Garage)  
For identification only - Not to scale - Hillier & Wilson Ltd

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.



