

# HILLIER & WILSON

HILLIER  
WILSON  
INDEPENDENT ESTATE AGENT  
FOR SALE  
01635-522044  
hillierandwilson.co.uk

Greenham Road  
Newbury



# Greenham Road Newbury West Berkshire RG14 7JE

A three bedroom semi-detached family house located on the south side of Newbury town centre, overlooking Stroud Green at the front. The property benefits from gas central heating, uPVC double glazing, off road parking, freestanding garage and a south westerly facing rear garden. The ground floor comprises entrance hall, sitting room with open fireplace, dining room with French doors to the garden and a contemporary kitchen which was recently re-fitted. Upstairs there are two good sized double bedrooms, an additional bedroom and a modern family bathroom. Externally at the front of the house there are steps up to a mature front garden, whilst to the rear is an enclosed garden with patio area, lawn and established trees, plants and shrubs. At the bottom of the garden there is a single garage and gated access to off road parking for at least two cars, accessed via The Folly. Greenham Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

**Services:**  
Mains services are connected.

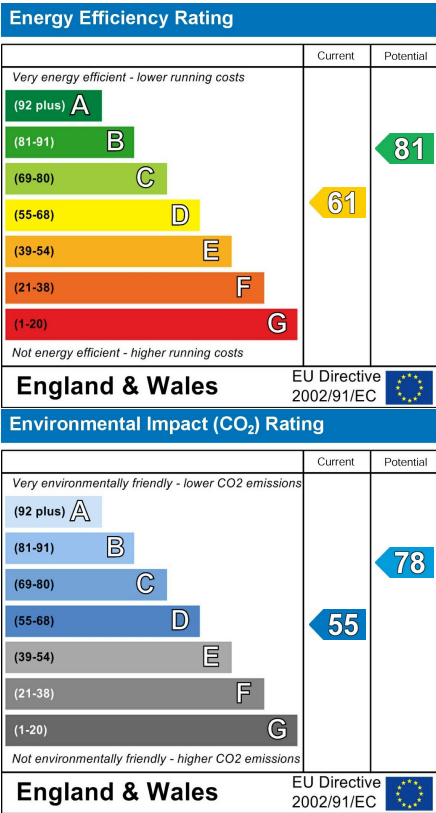
**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

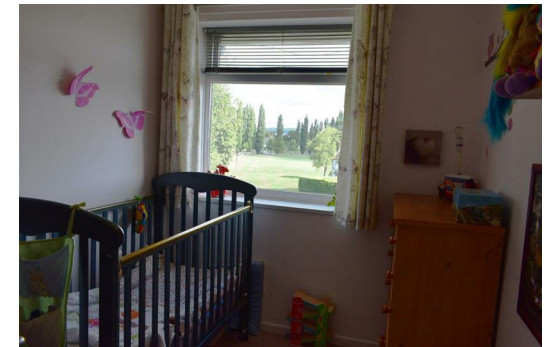
**Council Tax:**  
Band D

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

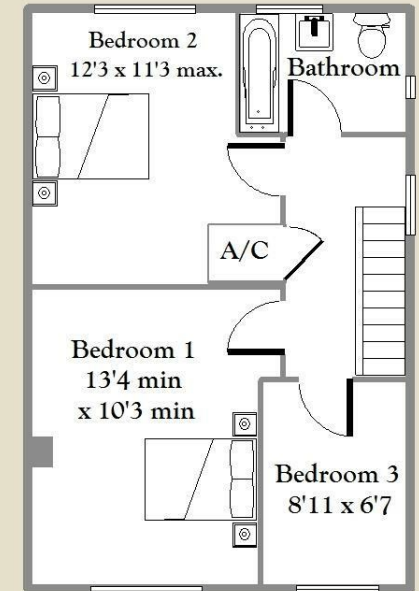
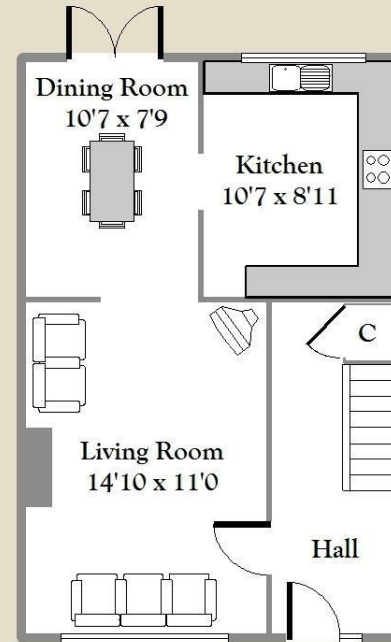
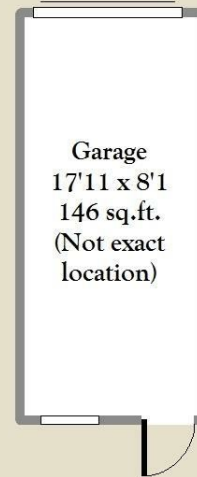
**Directions**

From the offices of Hillier & Wilson proceed south along Newtown Road at St Johns roundabout take first exit left onto St Johns Road, head straight across and immediately at the mini roundabout take the third exit onto Greenham Road and the property is a located on the right





# Greenham Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 898 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.



