

HILLIER & WILSON



Leys Gardens
Newbury

Leys Gardens Newbury Berkshire RG14 1HX

An immaculately presented extended four bedroom detached family house with a favoured location overlooking a central green, close to Newbury town centre and Waitrose store. The property benefits from gas central heating, uPVC double glazing, beautiful rear garden, driveway parking and garage. The ground floor comprises entrance hall, cloakroom, dining room, bright and spacious sitting room with open fire and with French doors onto a sun room and modern kitchen/breakfast room with utility area. Upstairs is the master bedroom with fitted wardrobes, re-fitted en-suite bathroom and access to a balcony, three further double bedrooms (with fitted wardrobes) and a family bathroom. Externally at the front of the house the property has a beautiful front garden, driveway parking and an integral garage. To the rear of the house is a stunning and beautifully kept, enclosed garden which has a large patio area and lawn bordered by established flower beds and mature trees. Leys Gardens is ideally located just a short walk from Newbury town centre and Parkway shopping development as well as Waitrose store. Nearby road links are excellent with easy access to the A34, M4 motorway and A4.

Services:
Mains services are connected.

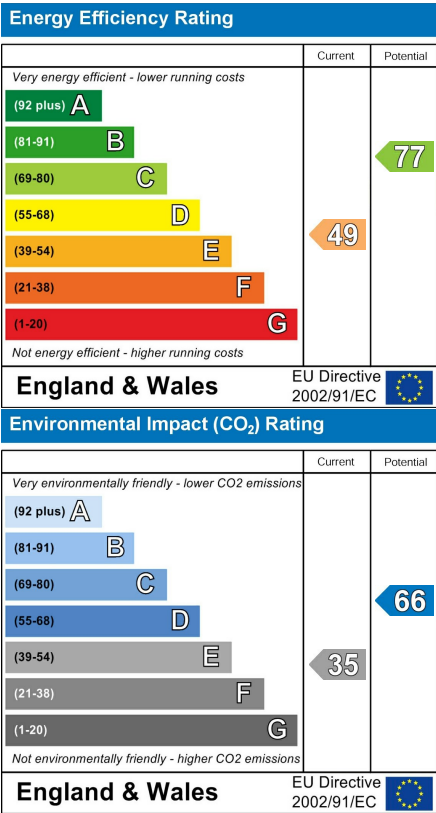
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

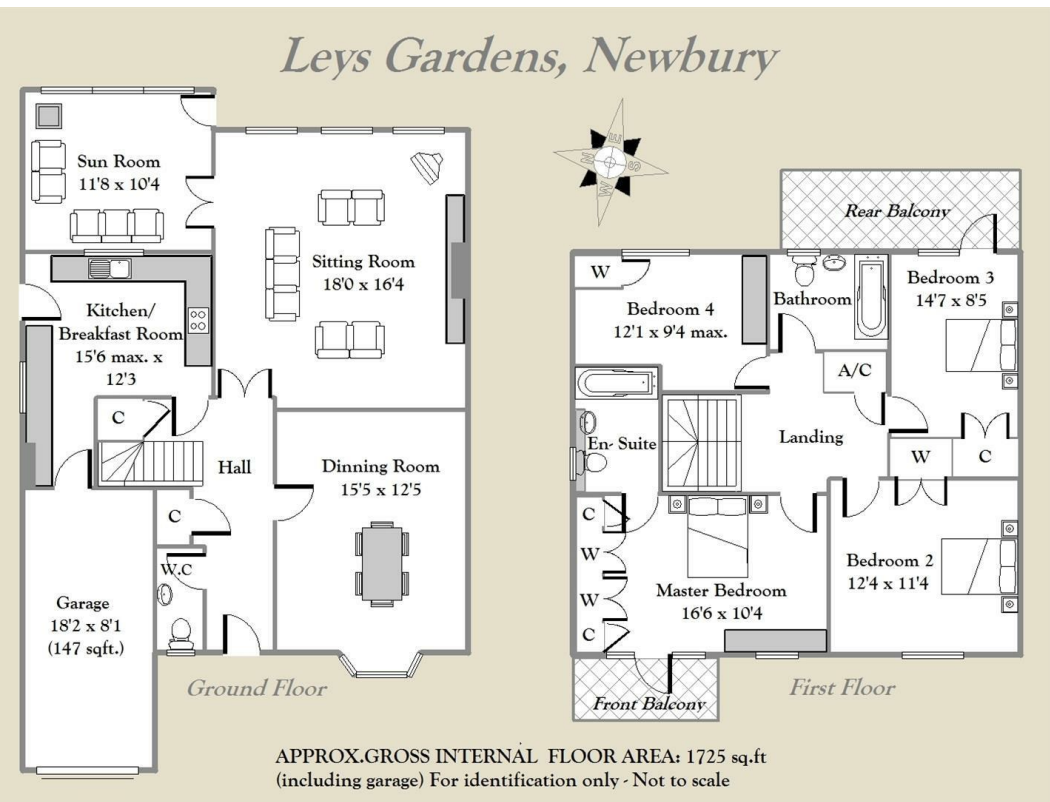
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions

From the Clock Tower in Newbury proceed west up Oxford street and at the first roundabout turn left and at the following proceed straight over and then take the second left into Leys Gardens. The property can be found after a short distance on the left hand side.



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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.

