

HILLIER & WILSON



Andover Road  
Newbury



# Andover Road Newbury Berkshire RG14 6JJ

A substantial five bedroom detached family home located on a sought after residential road on the south side of Newbury. The property offers spacious living accommodation with the potential for an annex, also boasting a plot approaching 1/3 of an acre whilst other benefits include gas central heating, uPVC double glazing and garage. The ground floor comprises porch, entrance hall, cloakroom, dining room, sitting room measuring 39'5" in length, kitchen, utility room and office/potential annex. Upstairs, there is a master bedroom with en-suite shower room and built-in wardrobes, four further double bedrooms (two of which have built-in wardrobes), a W.C and a family bathroom. Externally there is a well-maintained, enclosed rear garden which is mainly laid to lawn with mature tree/hedge surrounds and also a patio seating area; whilst to the front there is ample off road parking via driveway. Andover 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.

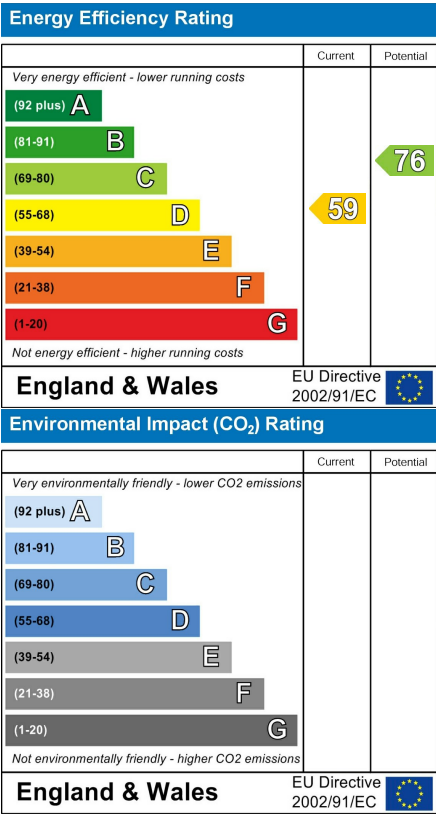
**Services:**  
Mains services are connected.

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

**Council Tax:**  
Band F

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

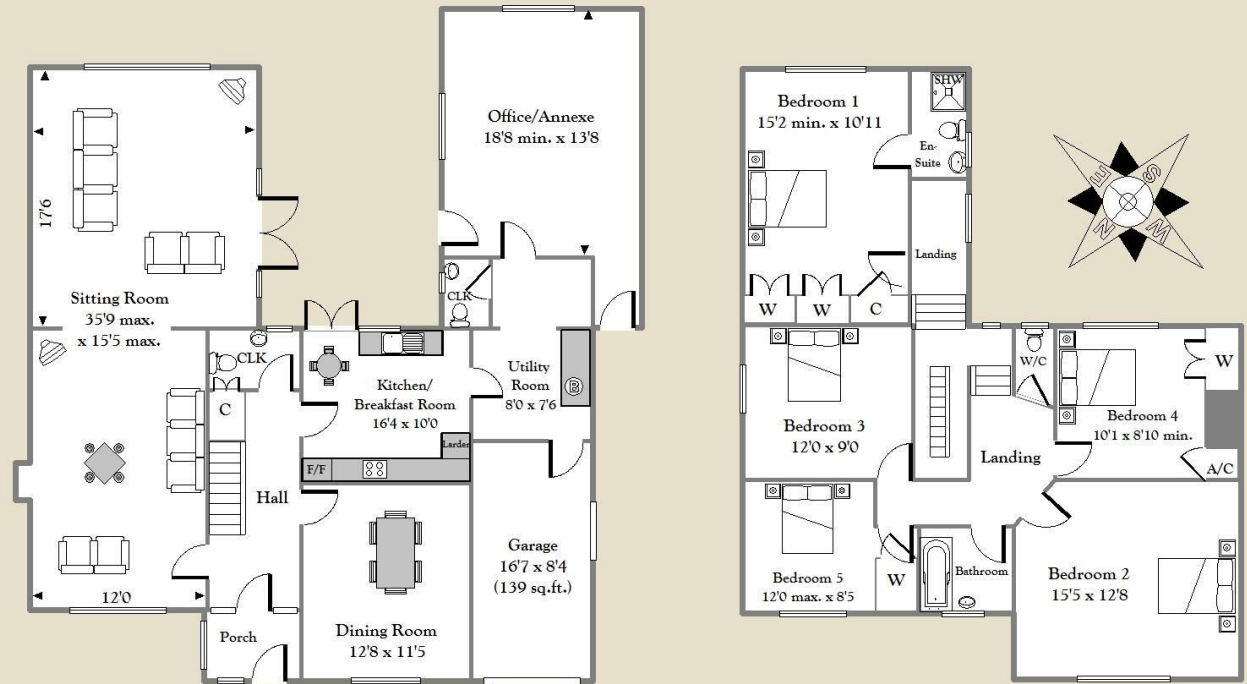
**Directions**  
From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road, the property can be found up on the left hand side.







# Andover Road, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA: 2440 sq.ft. (226 sq.m) (Including 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.



