

HILLIER & WILSON



The Gabriels, Newbury, RG14 6PZ

The Gabriels, Newbury

A well-presented four bedroom detached family located in a sought after residential cul-de-sac on the south side of Newbury. The property offers spacious living accommodation and benefits from gas central heating, uPVC double glazing, off road parking and double garage. The ground floor comprises porch, entrance hall, office, sitting room, conservatory/garden room, cloakroom, dining room and modern kitchen. Upstairs there is a principal bedroom with ensuite shower room and fitted wardrobes, three further double bedrooms with fitted wardrobes and a family bathroom. Externally there is a stunning rear garden which is mainly laid to lawn with a walled border, mature flower beds, rockery and a patio seating area. To the front of the property there is off road parking via driveway and access to the garage, which can also be accessed via the garden. The Gabriels is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. The property also falls within the catchment area of the highly regarded Falkland and Park House schools.





- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
 - SPACIOUS LIVING ACCOMMODATION
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
- STUNNING REAR GARDEN
- OFF ROAD PARKING & DOUBLE GARAGE

Services:

Mains services are connected

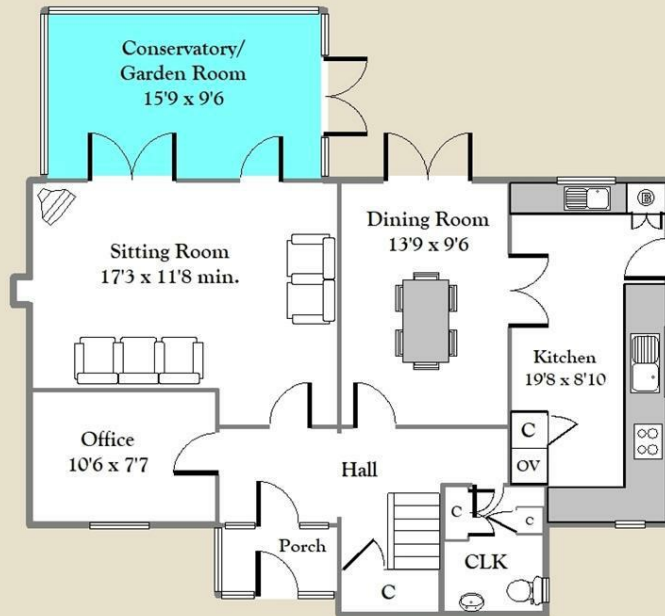
EPC: Rating C

Full results can be sent on request

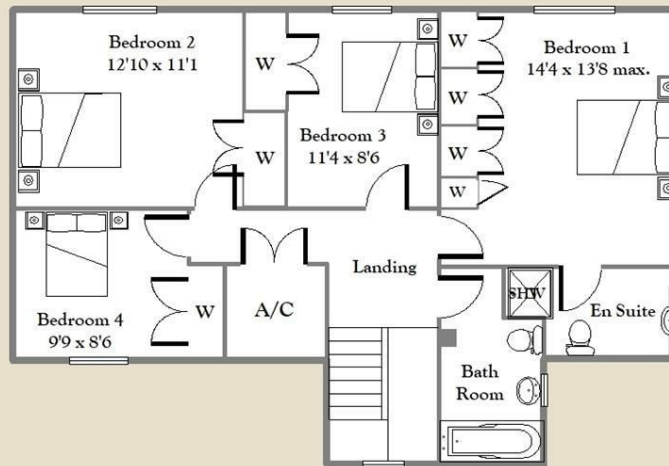
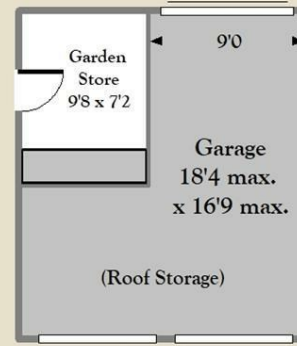
Council Tax: Band F



The Gabriels, Wash Common



(Not exact location)



APPROX. GROSS INTERNAL FLOOR AREA 1699 sq ft. (157 sq.m.)
(Excluding Garage) - For identification only - Not to scale - Hillier & Wilson LTD

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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.

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