HILLIER & WILSON



Paddock Road, Newbury, RG14 7DG

Paddock Road, Newbury

A well-presented, extended four bedroom family home located in a popular area on the south side of Newbury town centre, within the catchment area of both the highly regarded St John's & St Bart's schools. The property offers potential to extend further into the loft (subject to the usual consents) whilst other benefits include gas central heating, uPVC double glazing, garage, off road parking and a corner plot. The ground floor comprises porch, entrance hall, cloakroom, sitting room with log burner, dining room, conservatory, kitchen/breakfast room and utility room. Upstairs, there is principle bedroom with en-suite bathroom, two further double bedrooms, an additional bedroom and a family bathroom with corner tub and separate shower cubicle. Externally there is an enclosed rear garden which is mainly laid to lawn with mature hedge borders, a decked seating area and patio; whilst to the front of the property, there is off road parking via driveway. Paddock Road is very conveniently located close to Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.









- FOUR BEDROOM FAMILY HOME
- POPULAR AREA IN THE SOUTH OF NEWBURY
- CORNER PLOT
- PRINCIPLE BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING
- ST JOHNS & ST BARTS CATCHMENT

Services:
Mains services are connected

EPC: Rating D
Full results can be sent on request

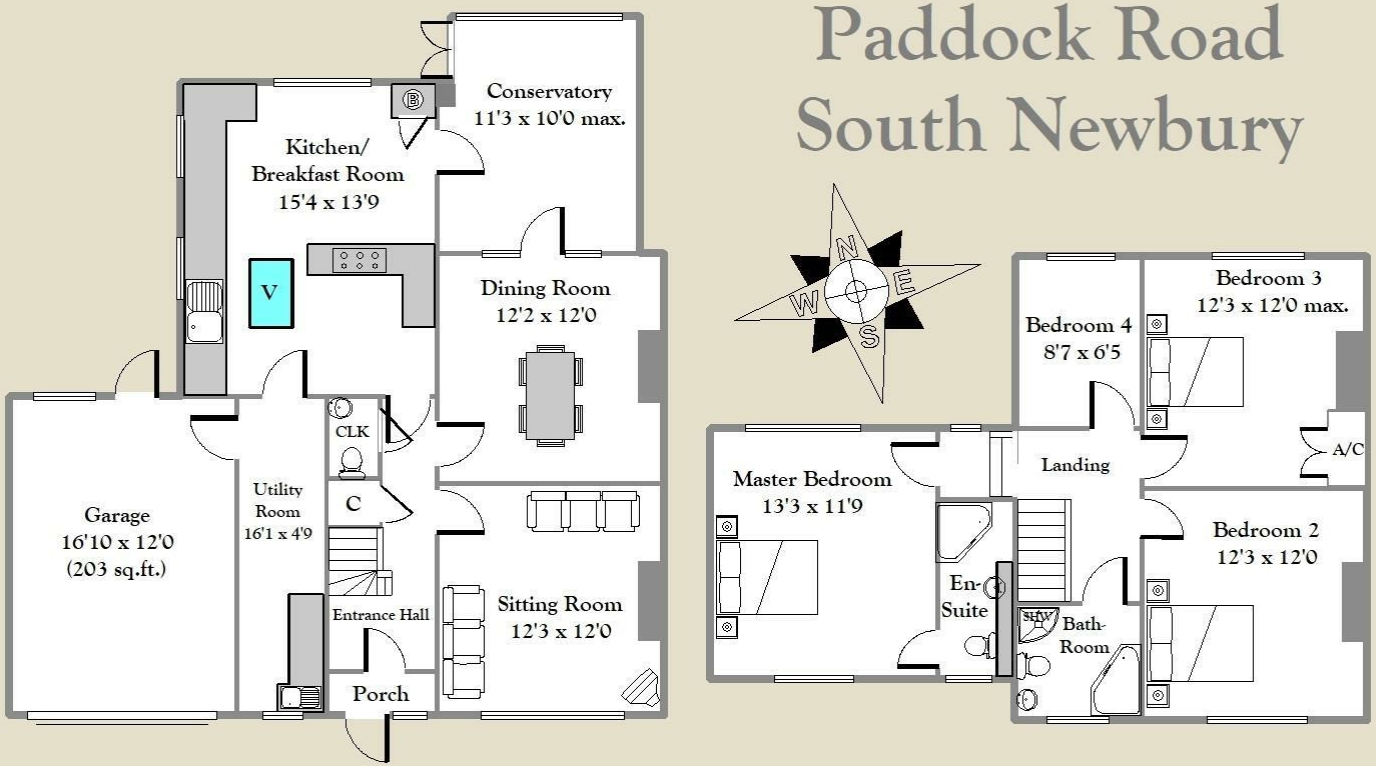
Council Tax:
Band E







Paddock Road
South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1709 sq.ft (Including 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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