

HILLIER & WILSON



Meyrick Drive  
Wash Common



# Meyrick Drive Newbury Berkshire RG14 6SY

A well-presented four bedroom detached family home located in the popular Wash Common area of south Newbury, within the catchment of both the highly regarded Falkland primary and Park House secondary schools. The property benefits from spacious accommodation, uPVC double glazing, gas central heating, part garage and driveway parking. The ground floor comprises porch, entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen/breakfast room and utility room. Upstairs there is a master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally, there is a well maintained rear garden which is mostly laid to lawn, with mature flower bed borders and a patio area. Meyrick Drive is conveniently located for all the local amenities of Wash Common, including doctor's surgery, dentist, convenience stores and public houses, whilst Newbury town centre and mainline railway station are just a short drive away. Wash Common is served by a regular bus service to/from Newbury Town centre and Newbury Retail Park.

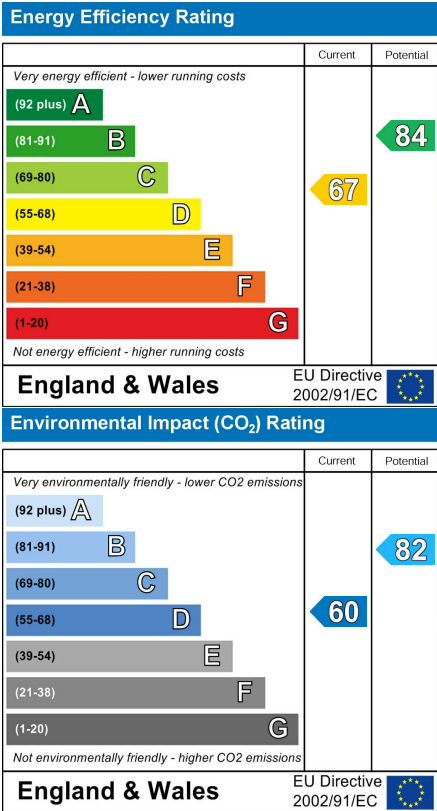
**Services:**  
Mains services are connected.

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

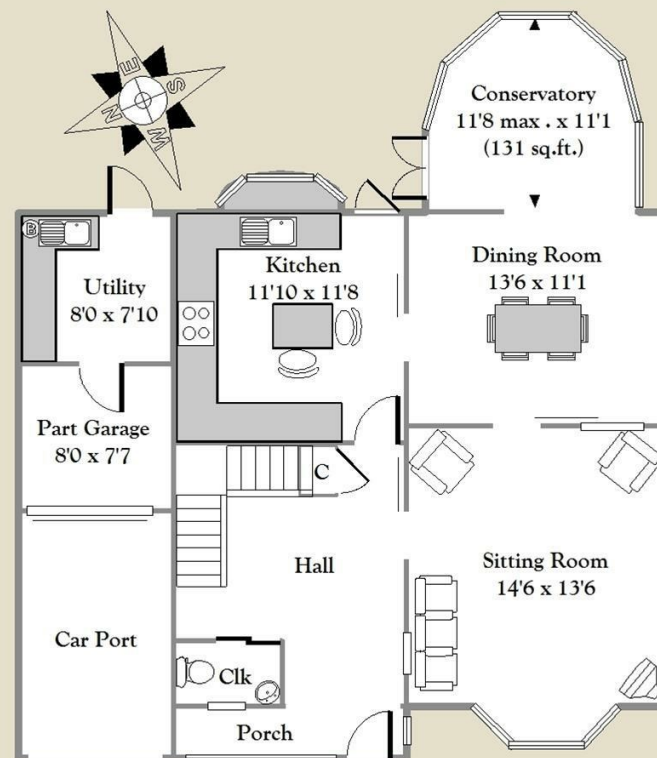
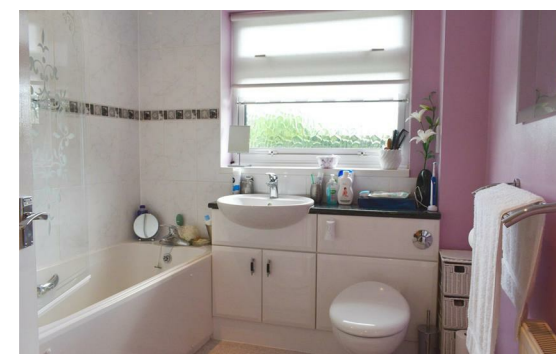
**Council Tax:**  
Band E

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

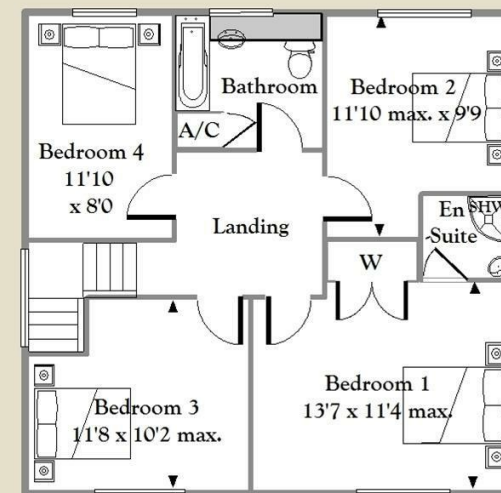
**Directions**  
From our offices proceed south out of the town and at the St Johns roundabout turn right onto Andover Road. Proceed up the Andover Road for approx. 1 mile and at the junction with the two mini roundabouts turn right into Essex Street. Proceed all the way around Essex Street which leads into Enborne Street. After approximately one mile turn left into Villiers Way, then take the first right onto Meyrick Drive and the property can be found on the left hand side.







## Meyrick Drive South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1741 sq.ft  
(Including part garage, Utility & Conservatory) (Excluding Car Port)  
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.



