

HILLIER & WILSON



Mandarin Drive
Newbury

Mandarin Drive Newbury RG14 7WE

A beautifully presented four bedroom detached family house located on a popular modern development on the south side of Newbury. The property benefits from gas central heating, uPVC double glazing and driveway parking. The ground floor comprises entrance hall, cloakroom, sitting room, contemporary open plan kitchen/breakfast room leading onto the conservatory, utility room and part-converted garage to provide further storage. Upstairs is the spacious master bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms (all with fitted cupboards) and a family bathroom. Externally, there is driveway parking to the front of the house and a low maintenance walled garden to the rear with patio, decked seating area and artificial lawn. Mandarin Drive is conveniently located close to Newbury town centre and railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of Park House secondary school. NO ONWARD CHAIN

Services:
Mains services are connected.
(Service charges apply)

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

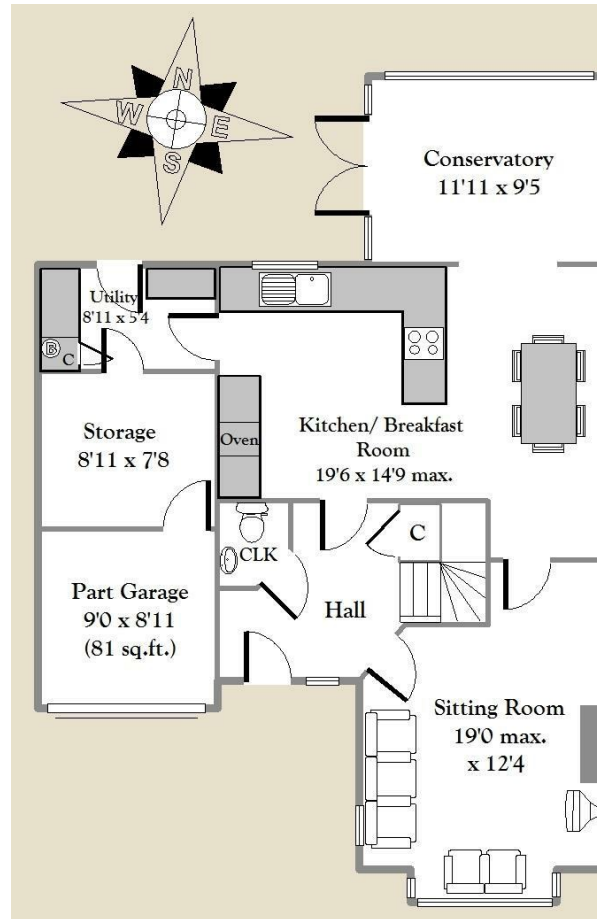
Council Tax:
Band E

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

Directions
From Hillier & Wilson’s offices proceed south along Newtown Road and then turn left at the roundabout into St.Johns Road. At the next roundabout continue straight across and immediately afterwards turn right at the mini-roundabout into Greenham Road. Turn left at the following mini-roundabout into Racecourse Road which leads into New Road. Continue along New Road and then turn left into Mandarin Drive, follow the road around and the property can be found on your right hand side, set away from the road.

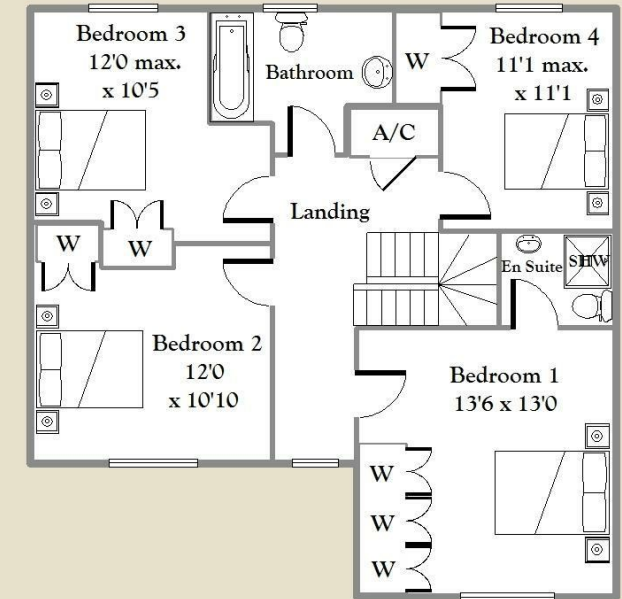
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC





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APPROX. GROSS INTERNAL FLOOR AREA 1680 sq.ft
(Including garage) For identification only - Not to scale



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.

