HILLIER & WILSON



Wallnut House, Floreat Gardens, Newbury, RG14 6AW

Floreat Gardens Newbury

** COMPLETE ONWARD CHAIN **

A beautifully presented four bedroom detached family home located in a quiet, sought after cul-de-sac on the south side of Newbury. The property falls within the catchment area of the highly regarded John Rankin and St. Barts schools and offers spacious living accommodation measuring 2243 sq.ft in size, whilst other benefits include gas central heating, uPVC double glazing and off road parking. The ground floor comprises porch, entrance hall, cloakroom, sitting room, home office, family room, newly fitted kitchen/breakfast room, utility and sun room. Upstairs, there is a principal bedroom with en-suite bathroom and built in wardrobes, three further double bedrooms (one of which has built-in wardrobes) and a newly fitted family bathroom with separate shower. Externally there is an enclosed, southerly facing rear garden which has both a lawn and patio, bordered by mature planters and also benefits from a log cabin. There is parking available at the front of the property. Floreat Gardens is ideally located within walking distance to Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.









- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER CUL-DE-SAC LOCATION
- NEW KITCHEN AND BATHROOM
- SPACIOUS LIVING ACCOMODATION MEASURING 2243 SQ.FT
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT

Services:
Mains services are connected

EPC: Rating C
Full results can be sent on request

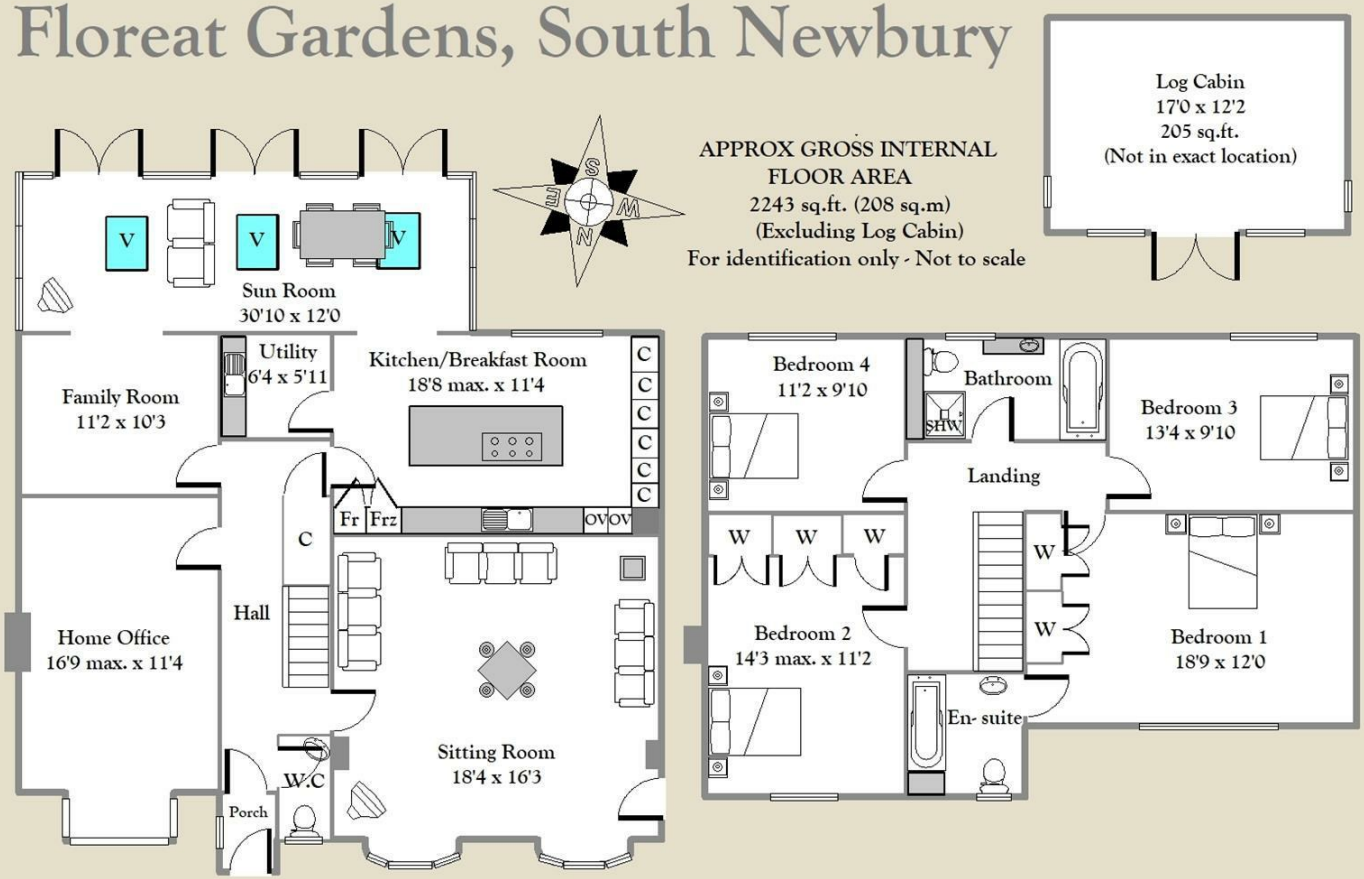
Council Tax:
Band G







Floreat Gardens, South Newbury



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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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