

HILLIER & WILSON



Willowmead Close
Newbury

Willowmead Close Newbury Berkshire RG14 6RW

A well-presented four bedroom detached family room located in the popular Wash Common area of south Newbury. The property offers spacious living accommodation and does have potential to extend (subject to the usual consents). whilst other benefits include gas central heating, uPVC double glazing, double garage and driveway parking. The ground floor comprises entrance hall, cloakroom, sitting/dining room, kitchen, home office/snug and conservatory. Upstairs, there is a principle bedroom with en-suite shower room, three further bedrooms (two of which have built-in wardrobes) and a family bathroom. Externally there is a stunning, enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area; whilst to the front of the property, there is a lawn area, ample off road parking via driveway and a double garage. Willowmead Close falls within the catchments area for the highly regarded Park House Secondary and Falkland Primary Schools and also has a convenient location close to the local amenities of Wash Common including grocery store, doctor's surgery, dentist and coffee shop. Newbury town centre and railway station are a short drive away; road links are excellent with nearby access to the A4, A34 and M4 at Junction 13.

Services:

Mains services are connected.

EPC: Rating D

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

Council Tax:

Band F

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

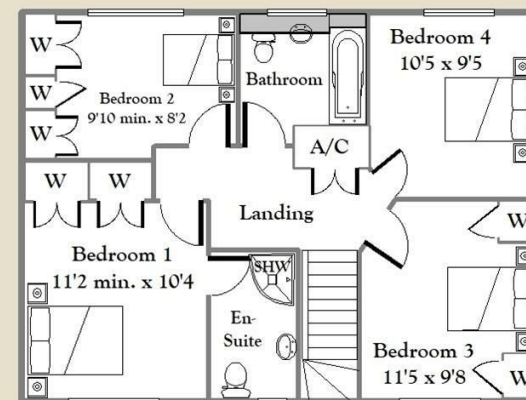
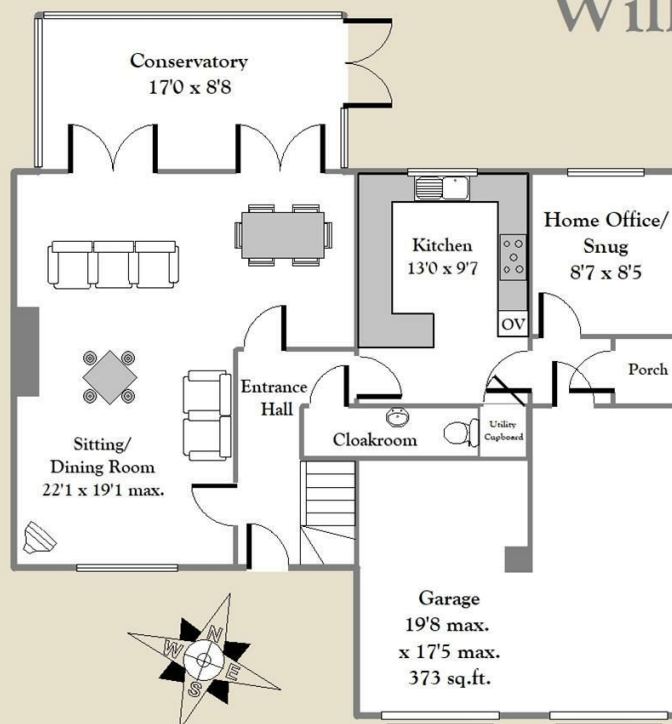
Directions

From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road carry on until you reach the two mini roundabouts, take the second exit continuing along the Andover Road take the seventh turning on the right onto the Conifer Crest. Follow the road down the hill and around to the right, then take the first left into Willowmead Close and the property can be found on the right hand side.





Willowmead Close Newbury



APPROX GROSS INTERNAL FLOOR AREA 1876 sq.ft (174 sq.m)
(Including Garage) - 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.

