

HILLIER & WILSON



Lincoln House
London Road

London Road Benham Hill Berkshire RG18 3AA

A spacious five bedroom detached house in need of modernisation, conveniently located between Newbury and Thatcham. The property offers a private rear garden measuring in excess of 100ft in length, whilst other benefits includes gas central heating, uPVC double glazing, off road parking via driveway and a garage. The ground comprises porch, entrance hall, downstairs cloakroom, sitting room, family room, dining room with sliding doors onto the garden, kitchen/breakfast room and conservatory. Upstairs, there are four double bedrooms, one of which has an en-suite, a further bedroom and a family bathroom. Externally, the property has a north facing rear garden which is mainly laid to lawn with a small patio area, whilst to the front, there is ample driveway parking. Benham Hill is situated on the outskirts of Thatcham, within a short drive of both Newbury and Thatcham town centres. There are direct rail links from both towns to London Paddington taking less than an hour.

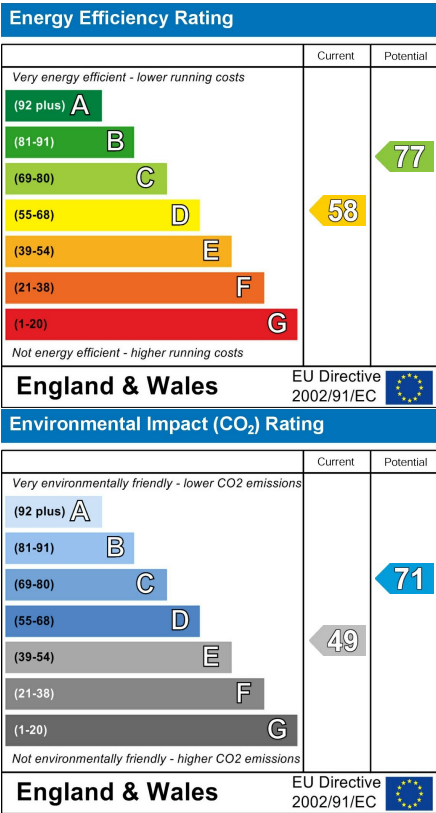
Services:
Mains services are connected.

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

Council Tax:
Band E

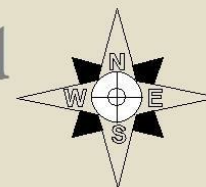
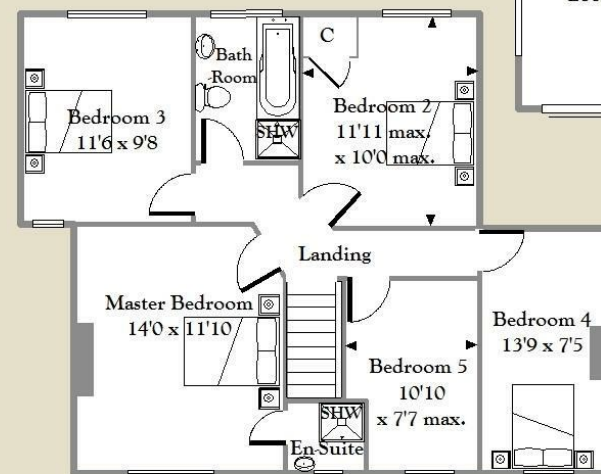
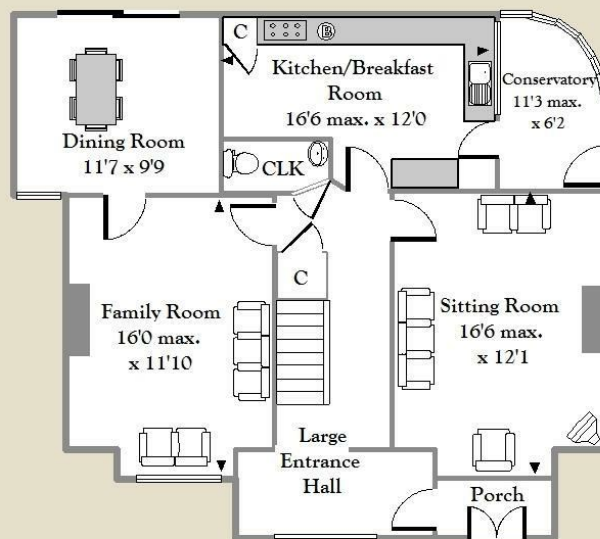
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the Robin Hood roundabout in Newbury proceed east on the A4 signposted Reading/Thatcham. Continue along the A4 and the property can be found on the left hand side, just before the turning into the hospital.





Lincoln House, London Road



Garage
19'0 x 9'7
(183 sq.ft.)
(Not Exact
Location)

APPROX GROSS INTERNAL FLOOR AREA 1836 sq. ft (Excluding 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.

