



HILLIER & WILSON

Craven Road
Newbury

Craven Road Newbury West Berkshire RG14 5NG

A beautifully presented three bedroom 1930's bay fronted family home conveniently located in the popular Westfields area of Newbury and within the catchment area of the highly regarded St Bart's school. The property offers spacious living accommodation and also has potential for a loft conversion (subject to the usual consents) whilst other benefits include gas central heating, uPVC double glazing and off road parking. The ground floor comprises porch, entrance hall, sitting room, dining room, utility area, downstairs shower room and a modern kitchen/breakfast room. Upstairs, there are three bedrooms and a family bathroom. Externally, there is a stunning, enclosed rear garden which is mainly laid to lawn with mature hedge/plant borders and both a stoned and patio seating area; whilst to the front there is off road parking via driveway. Craven Road is close to the canal, with a short walk beside it into town and picturesque walks into the countryside. It is also within distance of local schools and the mainline railway station which provides regular direct links 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:

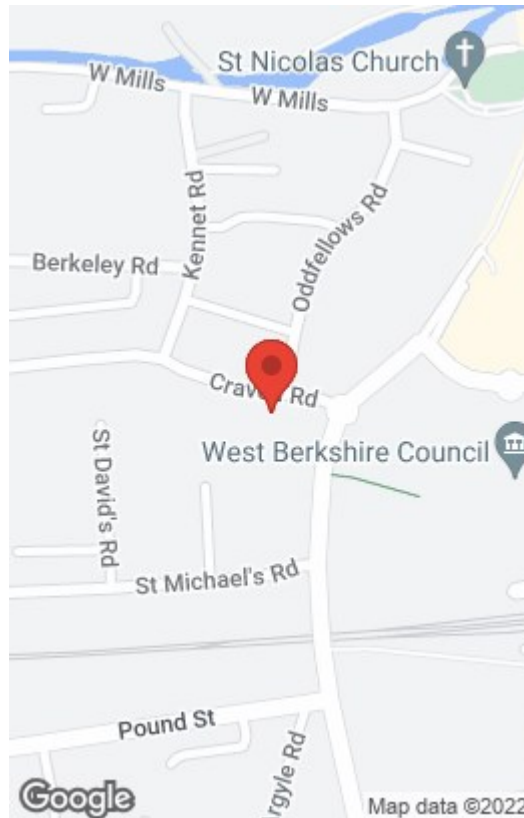
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Viewing:

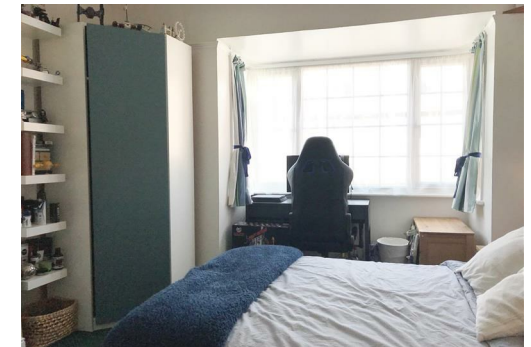
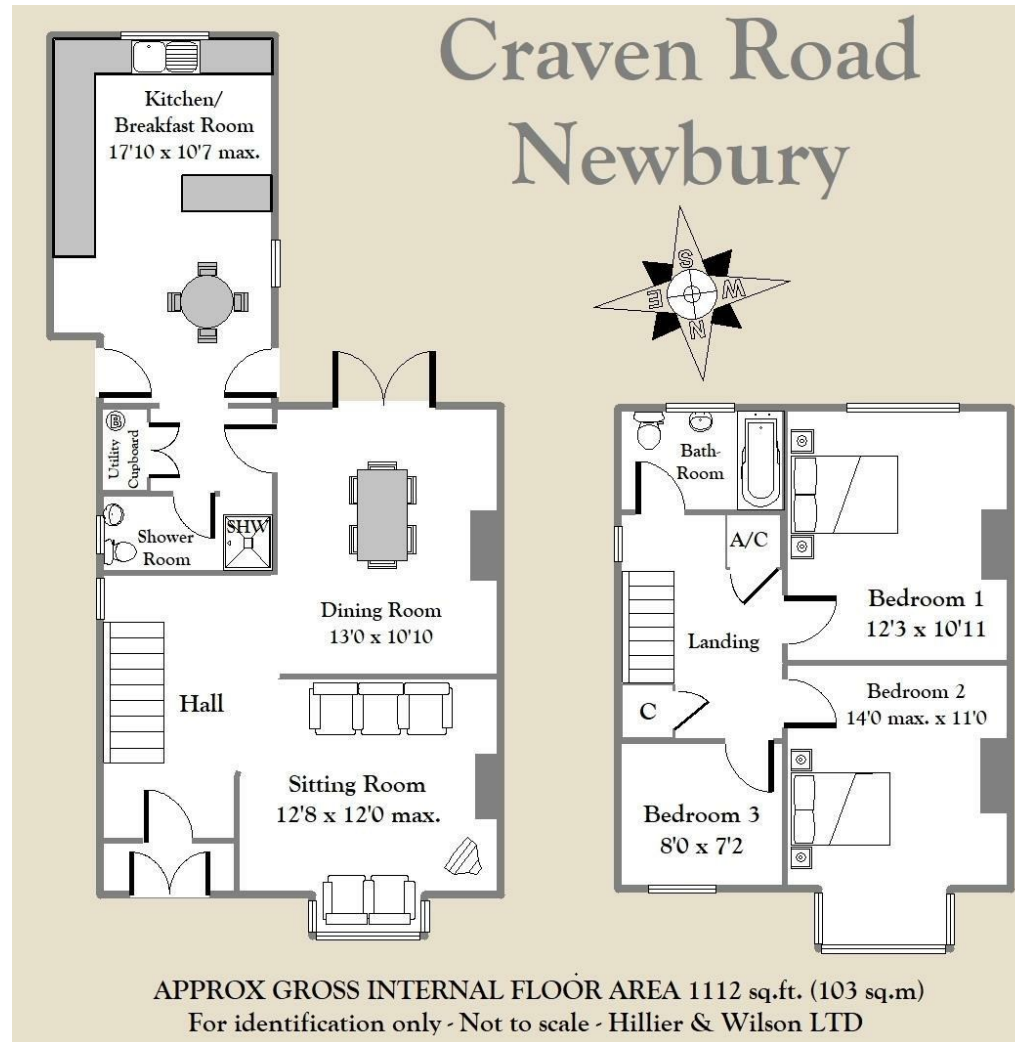
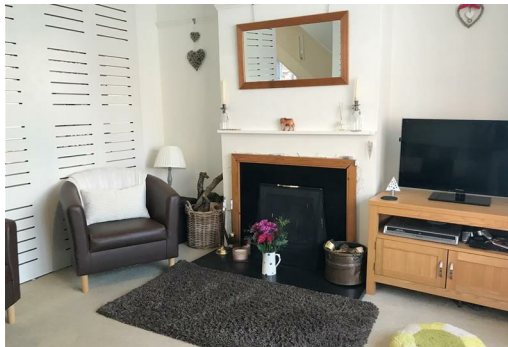
Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

Directions

From Hillier & Wilson offices proceed north on Bartholomew Street. Take the second left onto Craven Road where the house can be found on the left hand side after a short distance.



HILLIER & WILSON



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.

