HILLIER & WILSON



Erleigh Dene, Newbury, RG14 6JG

Tel: 01635 522044
Sales@HillierAndWilson.co.uk

Guide Price £410,000

Erleigh Dene, Newbury

A well-presented and generously proportioned three bedroom family home enviably located in a highly sought after residential cul-de-sac near to Newbury town centre and within the catchment areas of the highly regarded schools, St John's, St Nic's and St Bart's.

The property benefits from three double bedrooms, recently refurbished bathroom/ensuites (with Aqualisa showers), a south facing private rear garden, ample off-road parking and scope to extend or convert to have more living space (STTP). Other benefits include, gas central heating and uPVC double glazing.

The ground floor comprises of an entrance hall, downstairs cloakroom, open-plan dining/sitting room, kitchen and integral garage (with power and additional storage). Upstairs, there are three double bedrooms, ensuite to the principal bedroom, family bathroom and a balcony.

Externally, there is a south-facing private rear garden that is mainly laid to lawn and features a patio seating area.

Erleigh Dene is a very popular road due to the convenient location close to Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.









- WELL-PRESENTED THREE BEDROOM FAMILY HOME
- THREE DOUBLE BEDROOMS WITH ENSUITE TO PRICIPAL BEDROOM
- ENVIABLY LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
- ST JOHN'S, ST NIC'S & ST BART'S SCHOOL CATCHMENT
- SOUTH FACING PRIVATE REAR GARDEN
- SHORT DISTANCE TO NEWBURY TOWN CENTRE AND RAILWAY STATION

Services: Mains services are connected

EPC: Rating: D
Full results can be sent on request

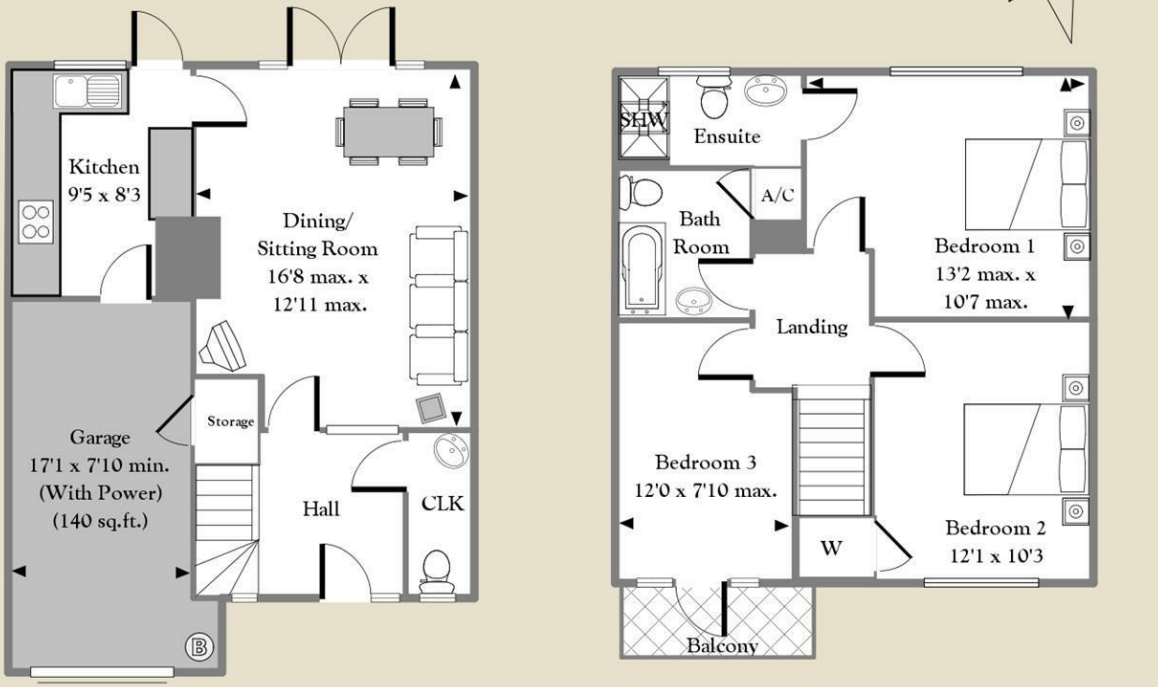
Council Tax Band: D







Erleigh Dene, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1030 sq.ft. (96 sq.m) (Including Garage)
For Identification Only - Not To Scale
Hillier & Wilson Ltd.







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.

