

HILLIER & WILSON

Craven Road
Newbury



Craven Road Newbury Berkshire RG14 5NS

A substantial four bedroom detached family house, beautifully presented and located in the popular West Fields area of central Newbury, within the catchment of both the highly regarded St John's and St Bart's schools. The property benefits from gas central heating, uPVC double glazing, driveway parking and a gym/home office in the garden. The accommodation is arranged over three floors with the ground floor comprising porch, entrance hall, dining room, sitting room, modern kitchen/breakfast room with bi-folding doors to the garden, study and a cloakroom. On the first floor is the spacious master bedroom with en-suite shower room, second double bedroom and a modern family bathroom. On the top floor there are two further double bedrooms and a cloakroom as well as access to eaves storage and loft space. Externally, there is a gravel driveway to the front of the house, whilst to the rear is an enclosed garden with lawn, large decked seating area, a timber home office/gym and a large shed. Craven Road is very conveniently located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

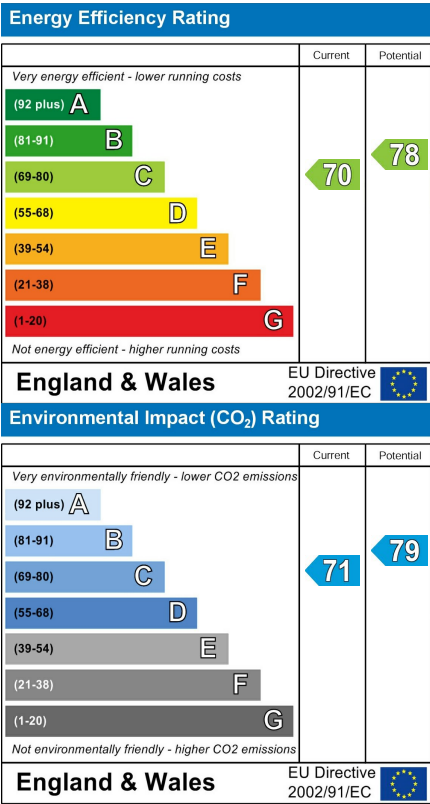
Services:
Mains services are connected.

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

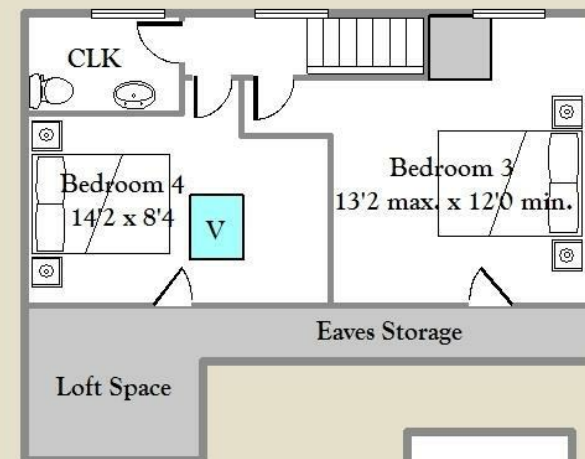
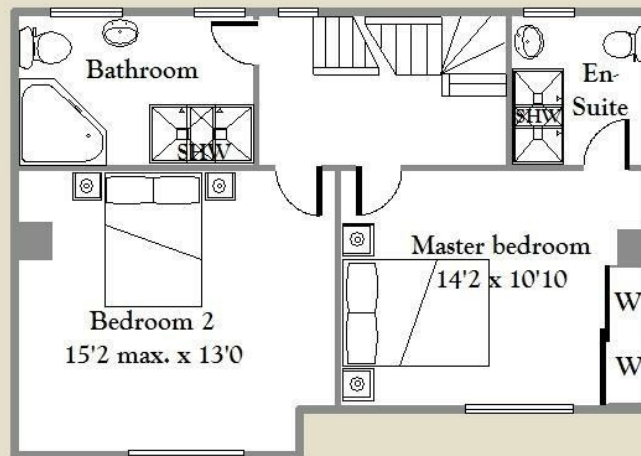
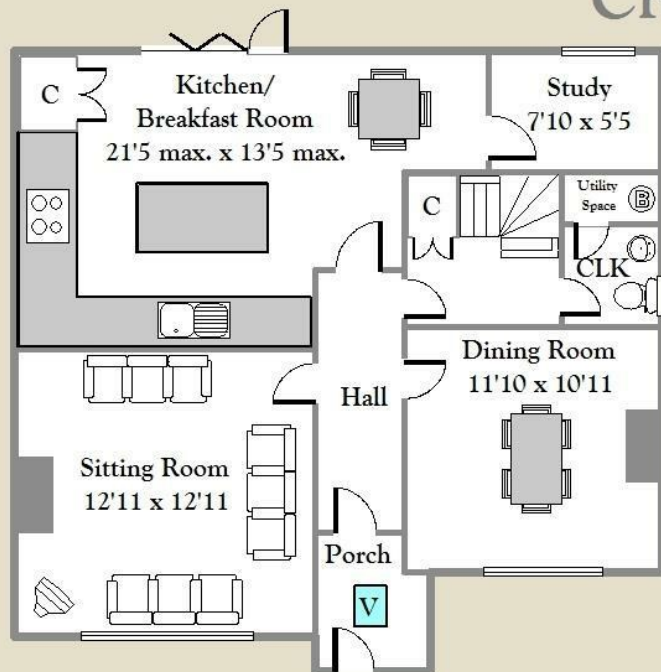
Council Tax:
Band E

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

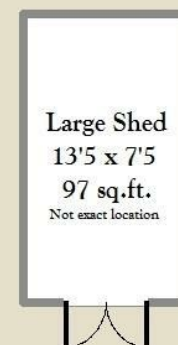
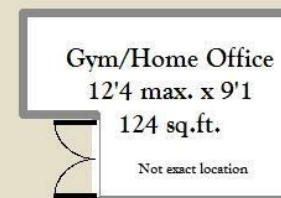
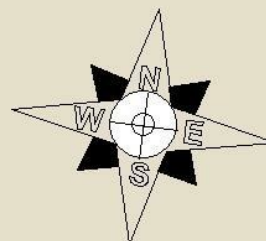
Directions
From Hillier & Wilson offices proceed west along Pound Street which becomes Enborne Road. Take the first right onto Rockingham Road, proceed down Rockingham Road until you come to T junction. Turn left onto Craven Road, at the far end of craven road the property is located on the right hand side.



Craven Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1729 sq.ft.
(excluding loft space, Gym/Home Office and Large Shed)
For identification only - Not to scale



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.

