

HILLIER & WILSON



Andover Road  
Newbury



# Andover Road Newbury West Berkshire RG14 6NT

A substantial four bedroom semi-detached family house located in the desirable Wash Common area of south Newbury, within the catchment of the highly regarded Falkland Primary school. The property has been extended by the present owner to provide spacious accommodation, whilst other benefits include gas central heating, uPVC double glazing, driveway parking and westerly facing rear garden. The ground floor comprises entrance hall, sitting room with fireplace, family room, study, cloakroom, utility and a bright, spacious kitchen/breakfast room with roof lantern and French doors to the garden. Upstairs is the master bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms and a family bathroom. Externally, there is a gravel driveway to the front of the house, whilst to the rear is an attractive, landscaped garden which has a large patio area with pergola, lawn bordered by mature flower beds, a greenhouse and vegetable patch. Andover Road is ideally located within walking distance of the shops and amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away.

**Services:**

Mains services are connected.

**EPC: D**

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

**Council Tax:**

Band E

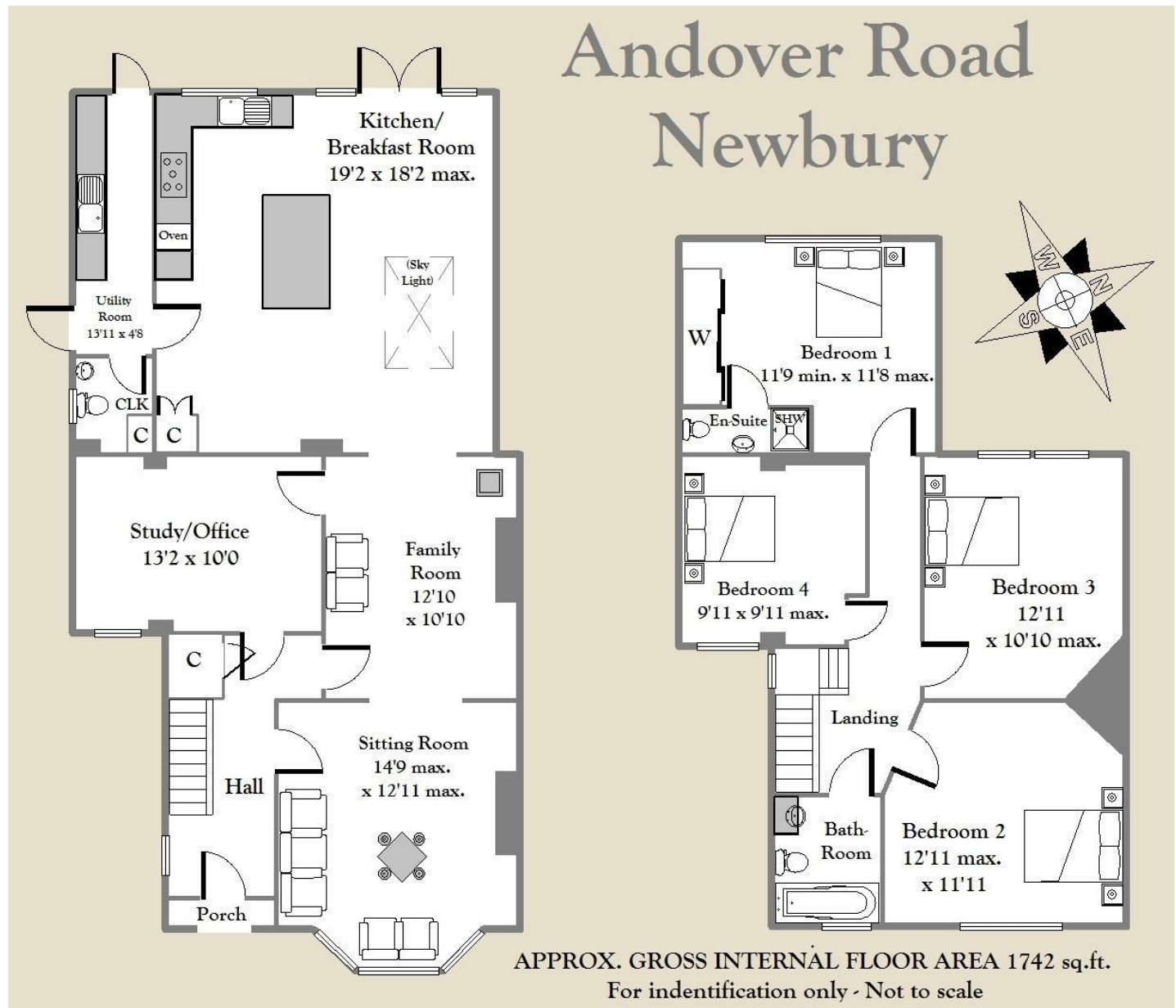
**Viewing:**

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

**Directions**

From our offices in Bartholomew Street turn left and follow the road to the roundabout turning right onto Andover Road. Continue up the hill and cross over the two mini roundabouts remaining on the Andover Road. The property can be found after a short distance on the right hand side.





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.



