

# HILLIER & WILSON



Craven Road, Newbury, RG14 5NN

## Craven Road, Newbury

A beautifully presented, extended three bedroom semi-detached 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 further potential to extend (subject to the usual consents) and benefits from gas central heating, uPVC double glazing and ample off road parking. The ground floor comprises entrance hall, cloakroom, dining room, sitting room with log burner and kitchen/breakfast room with access out onto the garden. Upstairs, there are two double bedrooms, a further bedroom and a shower room. Externally, there is a south facing rear garden which is mainly laid to lawn with mature plant and hedge borders, a shed and an off road parking space. To the front, there is ample off road parking via stoned 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.





- THREE BEDROOM SEMI-DETACHED
- BEAUTIFULLY PRESENTED
- LOCATED IN THE POPULAR WESTFIELDS AREA
- OFFERS POTENTIAL TO EXTEND (STPP)
- AMPLE OFF ROAD PARKING
- SHORT WALK TO THE CANAL

Services:  
Mains services are connected

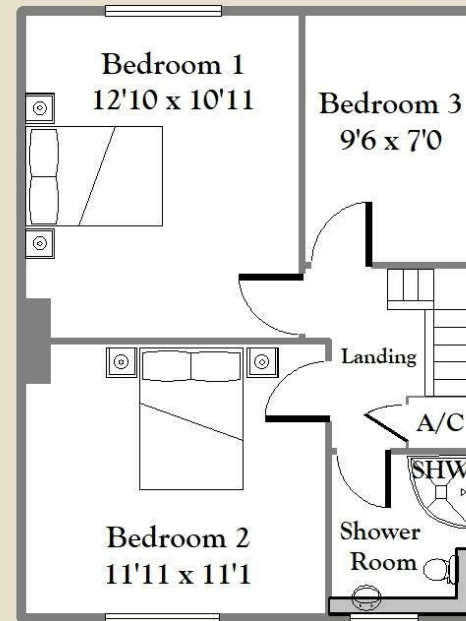
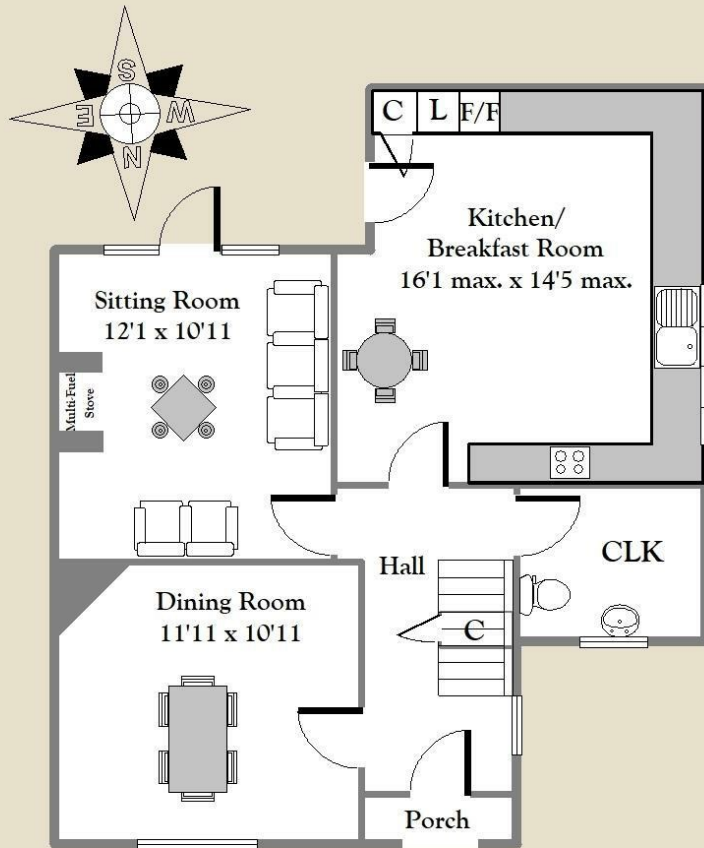
EPC: Rating D  
Full results can be  
sent on request

Council Tax:  
Band D



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APPROX. GROSS INTERNAL FLOOR AREA 1152 sq.ft. (107 sq.m)  
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.

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