

HILLIER & WILSON

Rectory Dene  
Speen Lane



# Rectory Dene, Speen Lane (1312 sq.ft), Speen, Newbury,

A charming three bedroom detached bungalow situated in the sought after area of Speen on the north side of Newbury. The property was built in the mid 1980's and offers potential to extend (subject to the usual consents), whilst also benefitting from a quiet and secluded location, gas central heating, double glazing and a garage. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen, dining room, two double bedrooms with built-in wardrobes, a further bedroom with built-in wardrobe and a bathroom. Externally, there is a private, mature rear garden that is partly walled, mainly laid to lawn with hedge surrounds and a patio area; whilst to the front is a garage and ample off road parking via driveway and car port. Speen Lane sits within a conservation area and is very conveniently located within walking distance of Waitrose supermarket and Newbury town centre, whilst offering excellent road links nearby, including the A34 and M4 at Junction 13. NO ONWARD CHAIN

Services:

Mains services are connected.

EPC:

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

Council Tax:

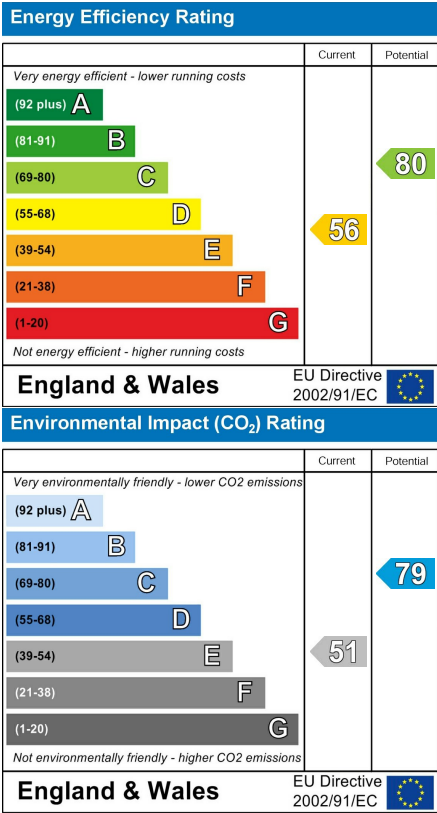
Band E

Viewing:

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

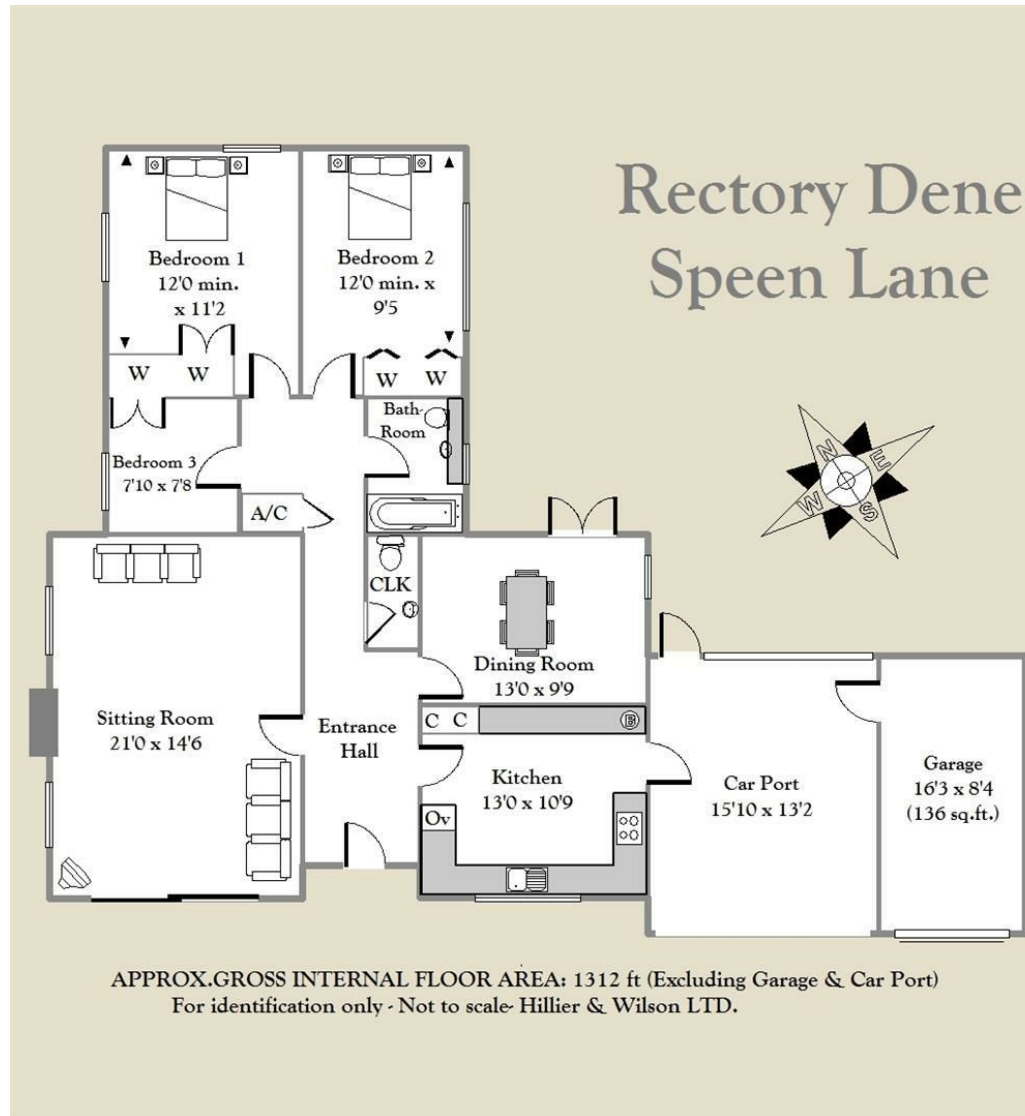
Directions

From Hillier & Wilson offices head south on Bartholomew Street towards Pound Street, continue onto Newtown Road, at the roundabout, take the first exit onto St Johns Road, at the next roundabout take the first exit onto Greenham Road & continue to follow this road until you approach a slight left turn into London Road, go through one roundabout and take the second exit onto Oxford Street, at the following roundabout, take the first exit onto Old Bath Road, then turn left into Speen Lane and the property can be found towards the end on the right.





# 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.



