

HILLIER & WILSON



Essex Street
Newbury

Essex Street Newbury Berkshire RG14 6RA

NO ONWARD CHAIN A well-presented five bedroom 1930's family home located in the sought after Wash Common area of south Newbury, within the catchment of the highly regarded Falkland primary school. The property offers substantial living accommodation measuring in excess of 2,200 sq.ft and has stunning panoramic views to the front, reaching as far as Donnington Castle and across the rolling hills where the Battle of Newbury took place in the mid-17th Century; whilst other benefits include generous sized plot, gas central heating and uPVC double glazing. The ground floor comprises porch, entrance hall, cloakroom, sitting room, dining room, craft studio/home office, utility room, family room and kitchen. On the first floor, there is a principle bedroom with en-suite shower room and fitted wardrobes, a guest bedroom with en-suite shower room and fitted wardrobes, three further double bedrooms and a family bathroom with separate shower cubicle. Externally, there is a well-maintained rear garden which is mainly laid to lawn with mature flower bed borders, a stoned seating area, a vegetable patch and a patio area; whilst to the front is ample off road parking via gravel driveway. The location of the property enjoys the best of both worlds with open countryside on the doorstep, the local amenities of Wash Common within a short walk and Newbury town centre just a short drive away. Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour.

Services:

Mains services are connected.

EPC: Rating D

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

Council Tax:

Band F

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

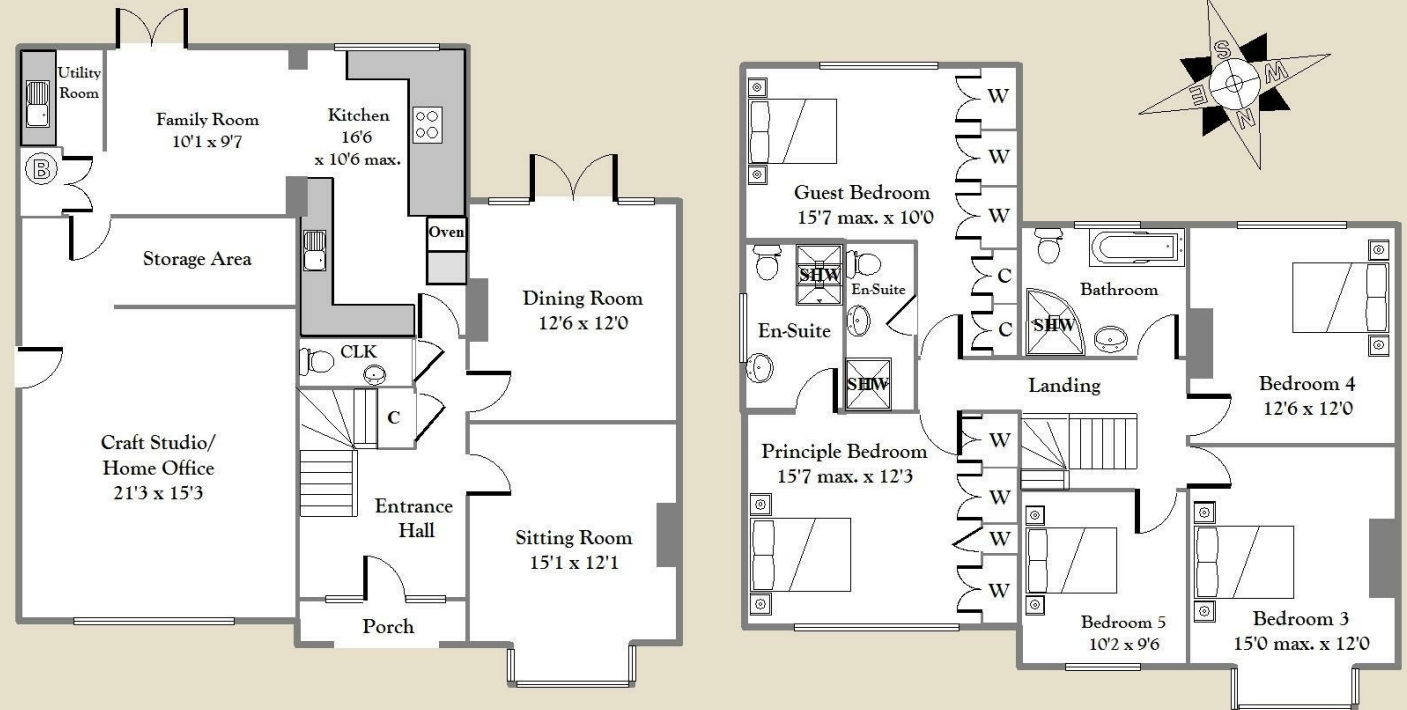
Directions

From the office of Hillier & Wilson continue along Bartholomew Street heading south. At the St. Johns roundabout take the third exit and proceed along the Andover Road to the two mini-roundabouts. Take the third exit into Essex Street and proceed along Essex Street and the property will be located on the left hand side.





Essex Street, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 2285 sq. ft (212 sq.m) - For identification only - Not to scale - Hillier & Wilson LTD

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.

