

# HILLIER & WILSON



Balfour Crescent, Newbury

## Balfour Crescent, Newbury

A beautifully presented three bedroom semi-detached family home located on a popular residential road in Wash Common. The property has been decorated to a high standard and benefits from gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, cloakroom, sitting room, kitchen/breakfast room with pantry and a family/dining room with access out onto the garden. Upstairs, there are three bedrooms and a family bathroom. Externally, there is a well maintained rear garden which has a lawn, patio and decked area, as well as a storage shed and access to the garage. To the front of the property, there is off road parking via driveway. Balfour Crescent is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. Nearby road links are excellent with easy access to the A34 and M4 motorway. The property also falls within the catchment area of the well regarded Falkland and Park House schools.



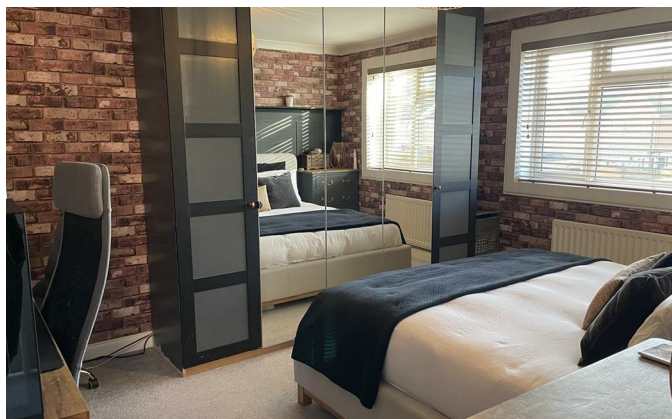


- THREE BEDROOM SEMI-DETACHED
- BEAUTIFULLY PRESENTED FAMILY HOME
- DECORATED TO A HIGH STANDARD
- LOCATED IN THE POPULAR WASH COMMON AREA
- WELL MAINTAINED REAR GARDEN
- OFF ROAD PARKING AND GARAGE

Services:  
Mains services are connected

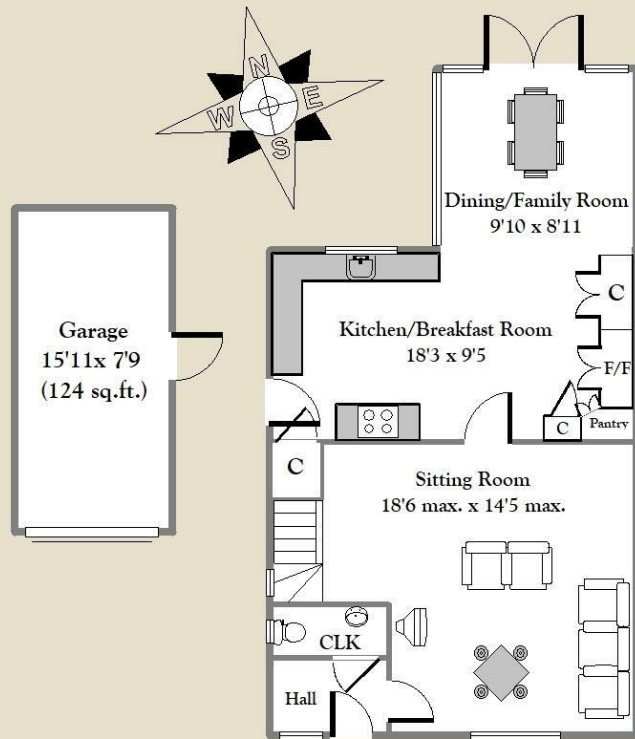
EPC: Rating C  
Full results can be  
sent on request

Council Tax:  
Band D

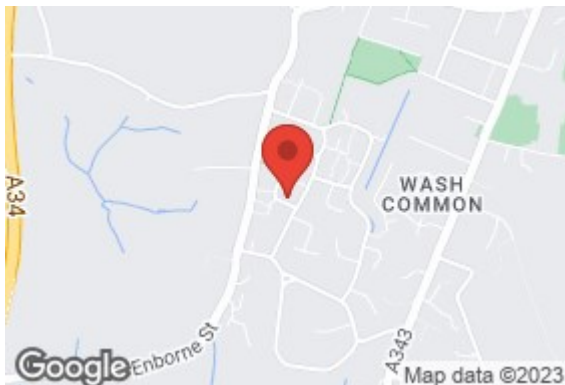


HILLIER & WILSON

## Balfour Crescent Newbury



APPROX. GROSS INTERNAL FLOOR AREA 996 sq.ft. (92 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.

HILLIER & WILSON

Bartholomew House  
64 Bartholomew Street  
Newbury  
Berkshire  
RG14 7BE