

HILLIER & WILSON



Elizabeth Avenue, Newbury, RG14 6HE

Elizabeth Avenue, Newbury

A beautifully presented four bedroom family home located in a popular area on the south side of Newbury. The property offers spacious and versatile living accommodation measuring 1747 sq.ft in size, whilst other benefits include gas central heating, uPVC double glazing, outdoor bar, Jacuzzi, garage and off road parking. The ground floor comprises covered porch, entrance hall, sitting room, kitchen/breakfast room, family room, cloakroom, utility, dual aspect double bedroom and access to the garage. Upstairs, there is a principal bedroom with modern en-suite shower room and built-in wardrobes, double bedroom, further bedroom/office and modern family bathroom. Externally there is an enclosed rear garden which is mainly laid to lawn with mature hedge/tree borders, a decked area with covered bar and a Jacuzzi. To the front of the property, there is off road parking via driveway. Elizabeth Avenue falls within the catchment area of the highly regarded John Rankin and St. Barts schools and is conveniently located for Newbury town centre and the mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- FOUR BEDROOM FAMILY HOME
 - BEAUTIFULLY PRESENTED THROUGHOUT
 - SPACIOUS LIVING ACCOMODATION
- ENCLOSED REAR GARDEN WITH JACUZZI
- FALKLAND & ST BARTS SCHOOL CATCHMENT
- DRIVEWAY PARKING & GARAGE

Services:

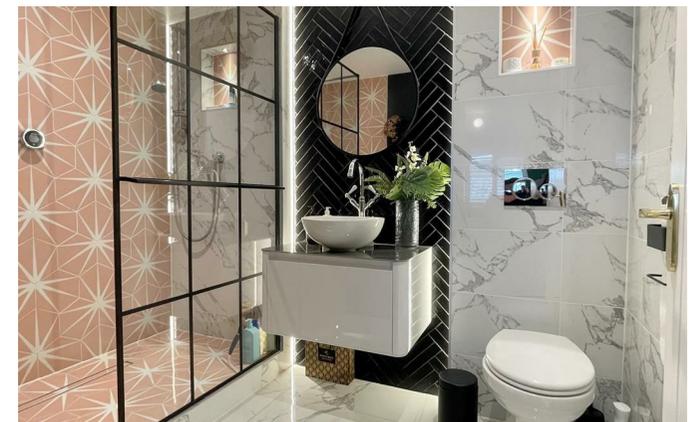
Mains services are connected

EPC: Rating D

Full results can be sent on request

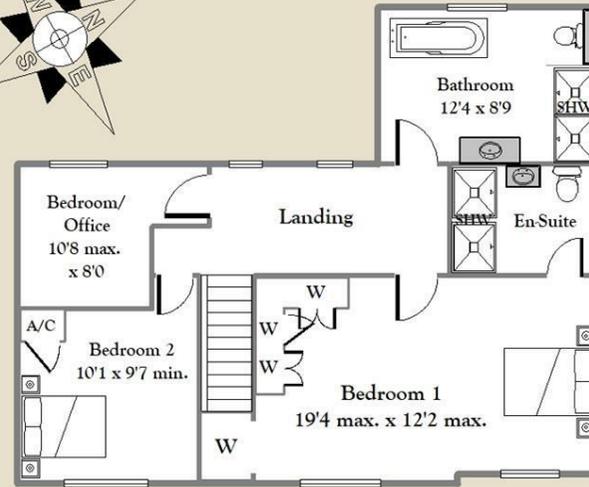
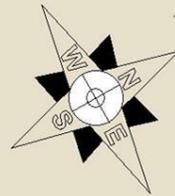
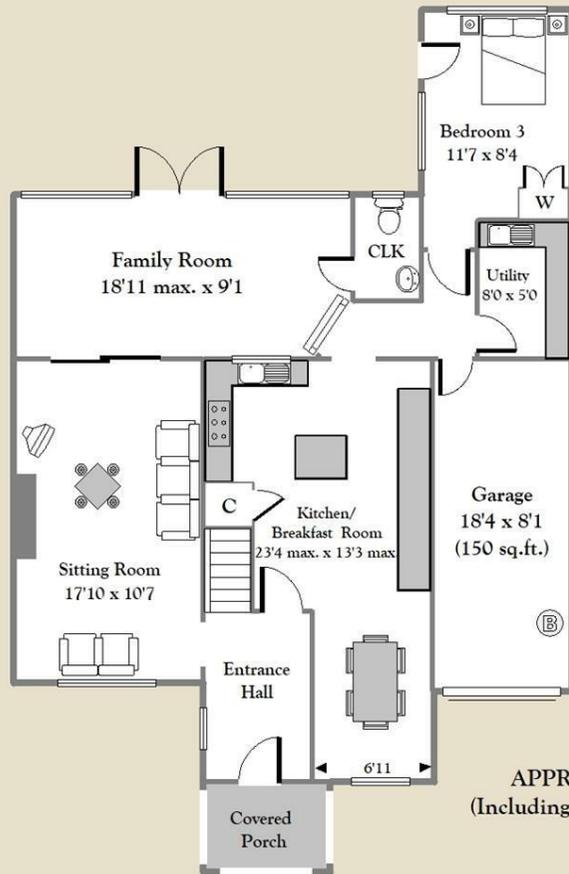
Council Tax:

Band E



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APPROX. GROSS INTERNAL FLOOR AREA 1747 sq.ft. (162 sq.m)
(Including Garage) - 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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