



HILLIER & WILSON

Highwood Close
Newbury

Highwood Close Shaw Newbury Berkshire RG14 2EJ

A beautifully presented three bedroom semi-detached family house, located in the Shaw area of north Newbury, close to both the town centre and open countryside. The property benefits from gas central heating, uPVC double glazing, garage, driveway parking and south-easterly facing rear garden. The ground floor comprises entrance hall, Shaker style kitchen with integrated appliances and solid wood worktops, and an open plan sitting room/dining room with French doors to the garden. Upstairs is a spacious master bedroom with fitted wardrobes, a second double bedroom, an additional bedroom and a modern family bathroom. Externally, there is a pretty front garden, block paved driveway parking and a garage to the front of the property, whilst to the rear is an enclosed, landscaped garden with lawn, patio area, flower bed planters, a garden shed and fenced off vegetable patch. Highwood Close is conveniently located with excellent road links nearby including the A4, A34 and M4 motorway.


Services:
Mains services are connected.


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

Council Tax:
Band D

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

Directions
From the Robin Hood roundabout proceed north along the B4009 taking the first turning on the left into Highwood close, follow the road around to the right and the property is located on the right

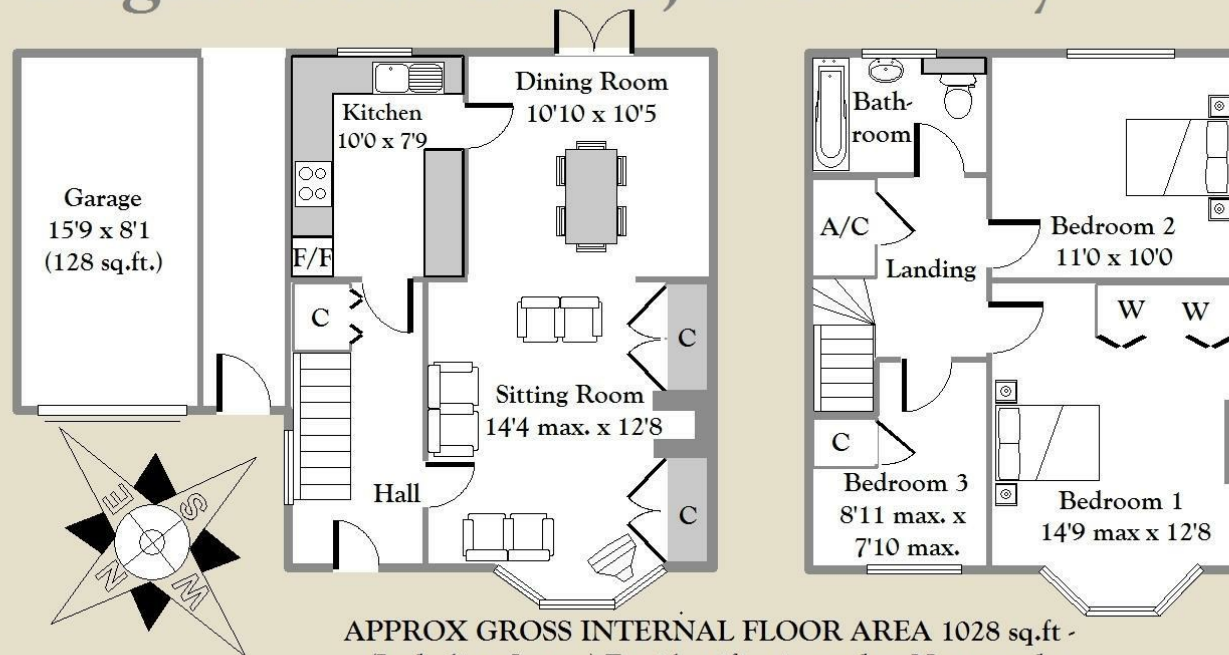
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	69	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 





Highwood Close, Newbury



APPROX GROSS INTERNAL FLOOR AREA 1028 sq.ft -
(Including Garage) 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.

