



HILLIER & WILSON

Braunfels Walk  
Newbury



# Braunfels Walk Newbury Berkshire RG14 5NQ

A three bedroom semi-detached family home located in the popular West Fields area of central Newbury. The property falls within the catchment area of the highly regarded St. Johns and St. Barts schools, whilst other benefits include gas central heating, majority uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, kitchen/breakfast room, storage cupboard with access through to the garage, sitting room and conservatory/office with double doors onto the garden. Upstairs there are two double bedrooms (both of which have built-in wardrobes), a further bedroom and a family bathroom. Externally there is a low maintenance, enclosed rear garden which is paved with a Pergola, storage shed and side access through to the front of the property, where there is off road parking via driveway. Braunfels Walk is a quiet cul-de-sac which is very conveniently located within walking distance of Newbury town centre and railway station. Alternatively, there is a picturesque walk to the town centre along the Kennet and Avon canal which is walking distance from the house. NO ONWARD CHAIN

## Services:

Mains services are connected.

## EPC: Rating C

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

## Council Tax:

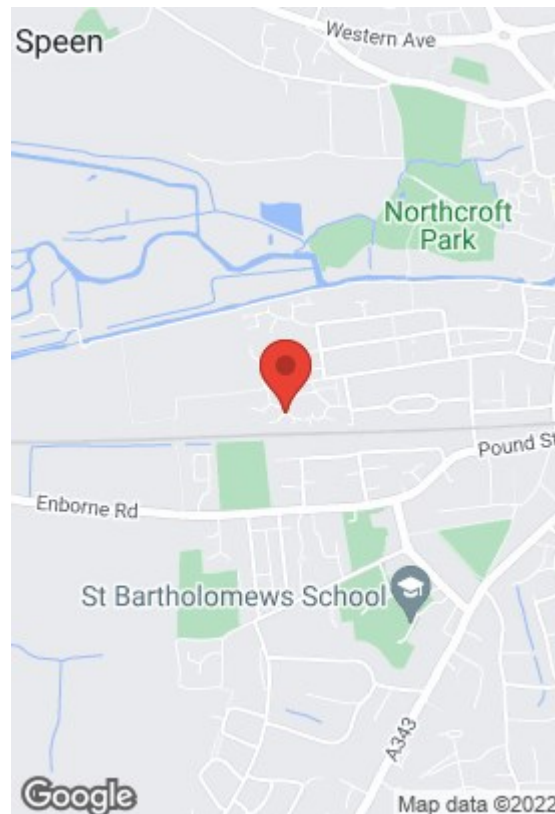
Band D

## Viewing:

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

## Directions

From Hillier & Wilson offices turn left onto Bartholomew Street take second turning on the left onto Craven Road, proceed to the very end of Craven Road then turn left into Braunfels Walk, then proceed to follow the road around to the left where the property can be found on the left hand side.

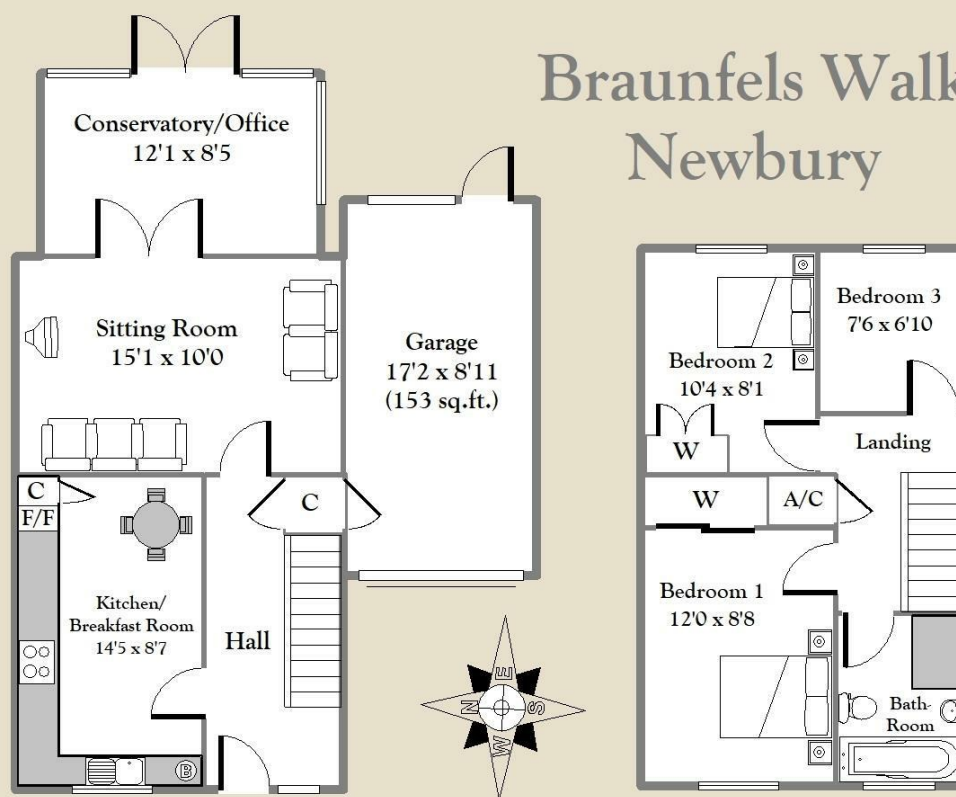






Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044

# Braunfels Walk Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1030 sq.ft. (95 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.



