

HILLIER & WILSON



Conifer Crest
Newbury

Conifer Crest Newbury Berkshire RG14 6RS

A substantial four bedroom detached family house located in the popular Wash Common area of South Newbury, within the catchment of the highly-regarded Falkland School. The property benefits from gas central heating, uPVC double glazing, a double garage, driveway parking and garden with a southerly aspect. The ground floor comprises entrance hall, cloakroom, dining room, kitchen, sitting room with feature fireplace and orangery with French doors to the garden. Upstairs there is a spacious master bedroom with ample fitted wardrobe space and an en-suite bathroom, two further double bedrooms, a further bedroom and a family bathroom. Externally the property has a front garden, with double garage and driveway parking to the side of the house, whilst to the rear is a terraced garden which enjoys elevated views from the top level and has mature trees surrounding the property, providing privacy. Conifer Crest is a sought-after residential road on the Wash Common development and is within walking distance of local amenities, whilst Newbury town centre and mainline railway station are just a short drive away. NO ONWARD CHAIN


Services:
Mains services are connected.


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

Council Tax:
Band F

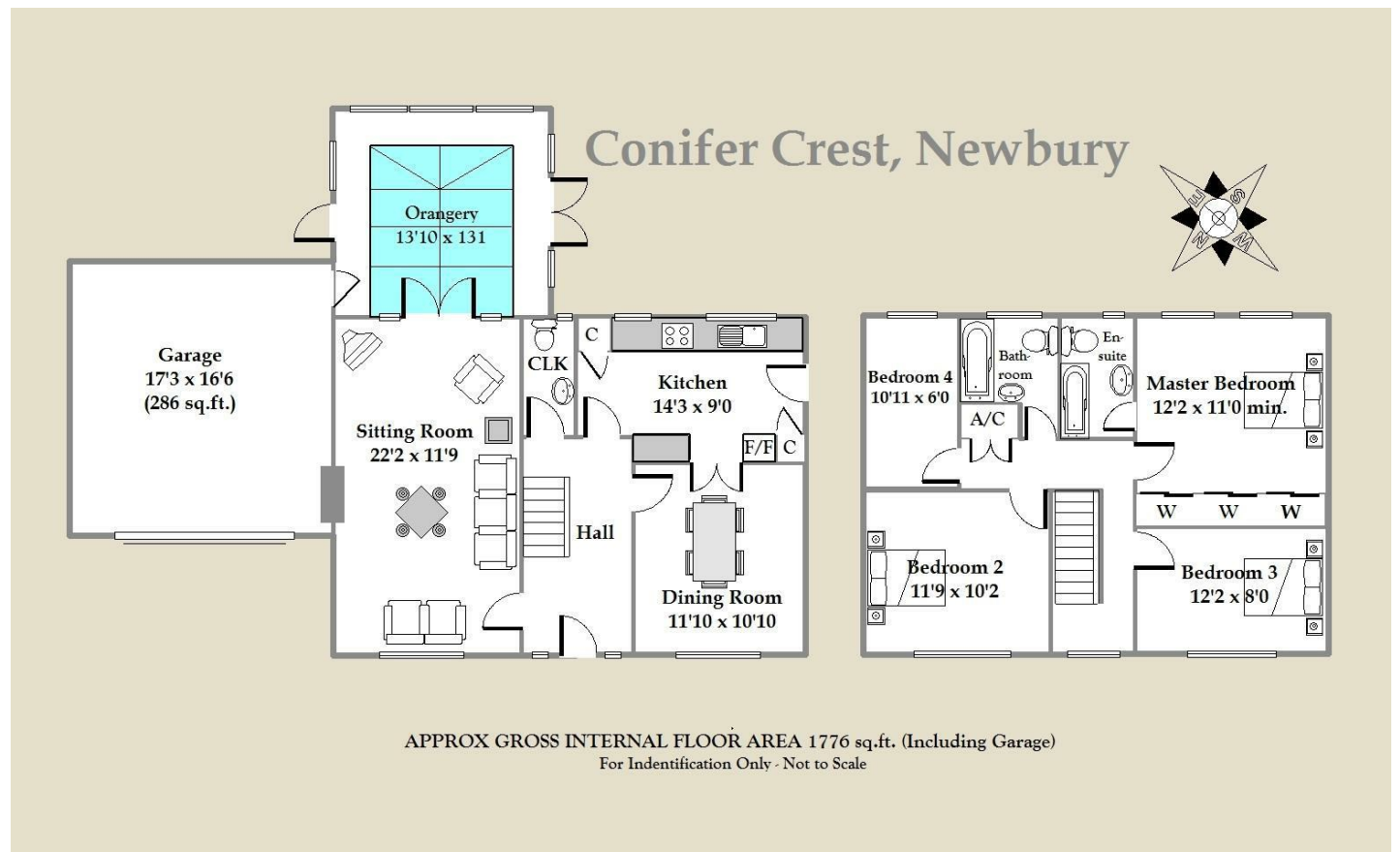
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road carry on until you reach the two mini roundabouts, take the second exit continuing along the Andover Road and take the seventh turning on the right onto Conifer Crest. Follow the road down the hill and take the first left, then follow the road around to the right where the property can be found on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	54	80
(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	45	75
(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 





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.

