

HILLIER & WILSON

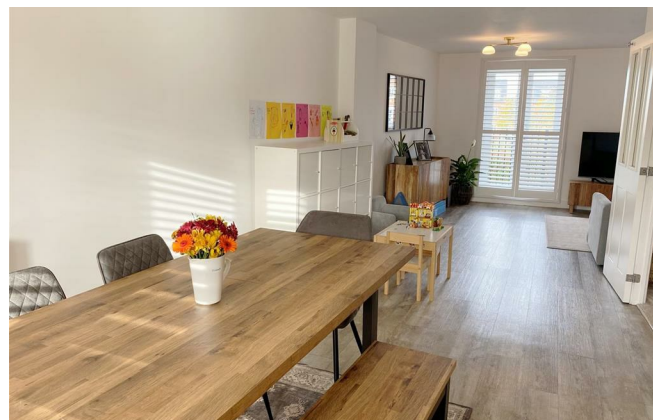


Cogent Crescent, Newbury, RG14 7WN

Cogent Crescent, Newbury

A beautifully presented three/four bedroom family town house located on the prestigious Newbury Racecourse development by David Wilson Homes. The property offers accommodation over three floors, whilst other benefits include 2 years remaining on the NHBC, gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, cloakroom, utility room, office/bedroom and access to the garage.

On the first floor, there is an open plan kitchen/breakfast room with Juliette balcony, kids play area (traditionally used as a dining area) and sitting room with balcony. On the top floor there is a principal bedroom with en-suite shower room and built-in wardrobe, two further double bedrooms and a family bathroom. Externally there is a low maintenance rear garden which is mainly artificial turf along with a patio area. To the front of the property there is off road parking via driveway. Cogent Crescent is ideally located within walking distance of Stroud Green, Newbury town centre and mainline railway station which provides regular direct links to London Paddington.





- THREE/FOUR BEDROOM TOWNHOUSE
- EXECUTIVE RACECOURSE DEVELOPMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- ACCOMMODATION OVER THREE FLOORS
- 2 YEARS REMAINING ON THE NHBC
- OFF ROAD PARKING VIA DRIVEWAY

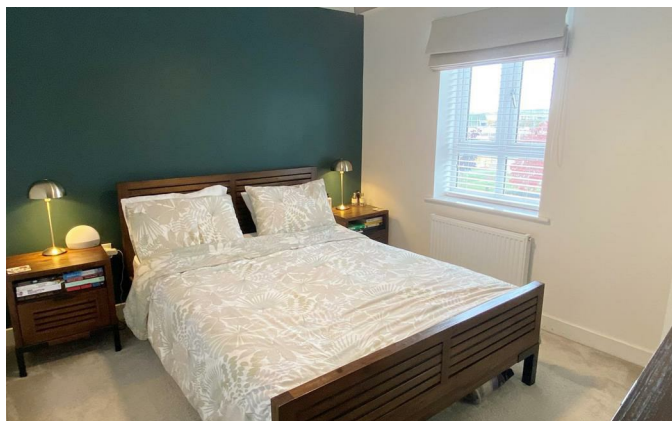
Services:

Mains services are connected

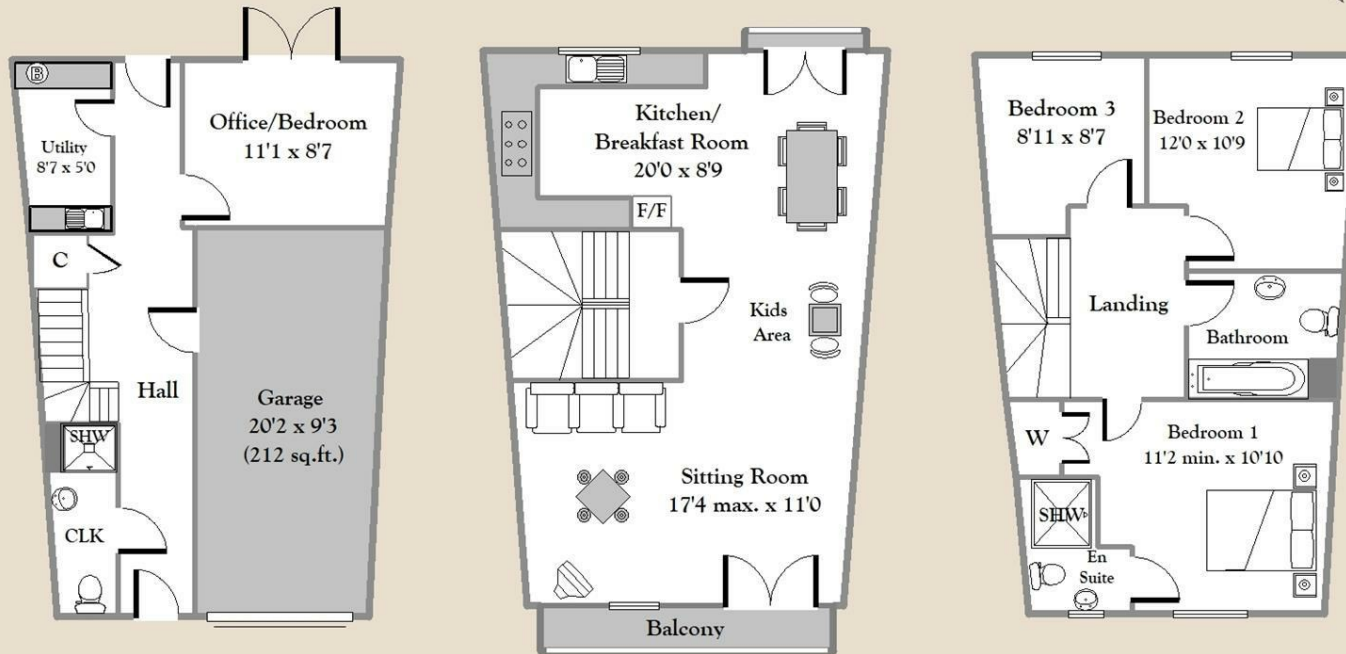
EPC: Rating TBC

Full results can be sent on request

Council Tax: Band E

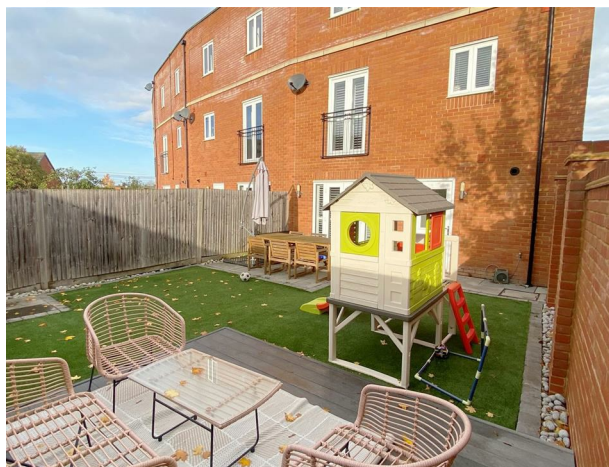


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APPROX GROSS INTERNAL FLOOR AREA 1590 sq.ft. (147 sq.m) (Including Garage)
For identification only - Not to scale - Hillier & Wilson

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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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