

HILLIER & WILSON



Westwood Road, Newbury, RG14 7LD

Westwood Road, Newbury

****NO ONWARD CHAIN**** An impressive 1960s double fronted four bedroom detached family home including a twenty three ft garage, off-street parking with an in-and-out driveway, with potential to extend and convert STPP located in a popular area on the south side of Newbury. The property benefits from a substantial southerly-facing garden, gas central heating and uPVC double glazing. The ground comprises of a hallway leading through double doors into the sitting room and study which has been conveniently opened up to create a large versatile space, downstairs wet room, kitchen with doors into spacious dining room, a conservatory added to the rear, and an addition utility room and snug with annex potential. Upstairs you are met with a large landing and four generous bedrooms with a family bathroom to the left. Westwood Road is conveniently located for Newbury Racecourse, Stroud Green and Newbury town centre which are all within walking distance of the house. Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour. There are also excellent road links via the A34 and M4 motorway.





- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- IN AND OUT DRIVEWAY PARKING
- GAS C/H AND uPVC DOUBLE GLAZING
- TWENTY THREE FT GARAGE
 - ANNEX POTENTIAL
- SOUTHERLY FACING GARDEN
- IDEAL OPPORTUNITY TO EXTEND AND MODERNISE

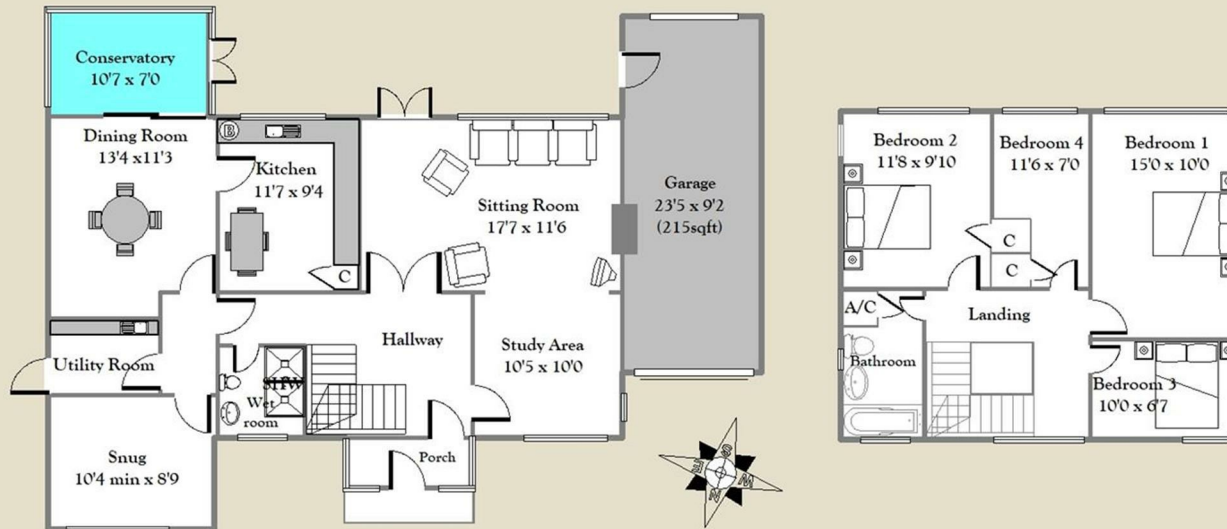
Services: Mains services are connected

EPC: C

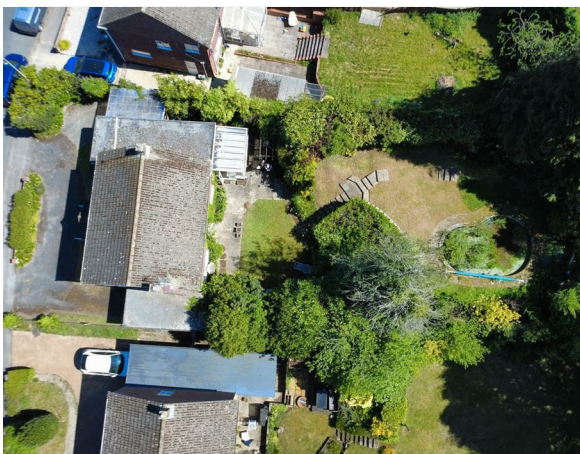
Council Tax Band : F



Westwood Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1,673 Sqft(155.3 Sqm) (INCLUDING GARAGE)
For identification only - Not to scale - Hillier and 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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