

HILLIER & WILSON



Westgate Road, Newbury, RG14 6AU

Westgate Road, Newbury

A beautifully presented four bedroom family home located in a sought after residential road on the south side of Newbury. The property offers spacious living accommodation and benefits from gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises porch, entrance hall, large cupboard, cloakroom, dining room, sitting room with log burner, conservatory leading out to the garden and a modern kitchen/breakfast room with pantry. Upstairs, there is a double bedroom with en-suite shower room and built-in wardrobe, two further double bedrooms (one of which has built-in wardrobe), a further bedroom and family bathroom with separate shower. Externally there is an enclosed and well maintained westerly facing rear garden which is mainly laid to lawn with a patio seating area. To the front of the property, there is off road parking via driveway. Westgate Road is very conveniently located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington. It is also falls within the catchment area of the highly regarded St. Barts and John Rankin schools.





- FOUR BEDROOM FAMILY HOME
- SPACIOUS LIVING ACCOMODATION
- LOCATED IN A SOUGHT AFTER RESIDENTIAL ROAD
- MODERN KITCHEN/BREAKFAST ROOM
- WESTERLY FACING REAR GARDEN
- ST BARTS & JOHN RANKIN SCHOOL CATCHMENT

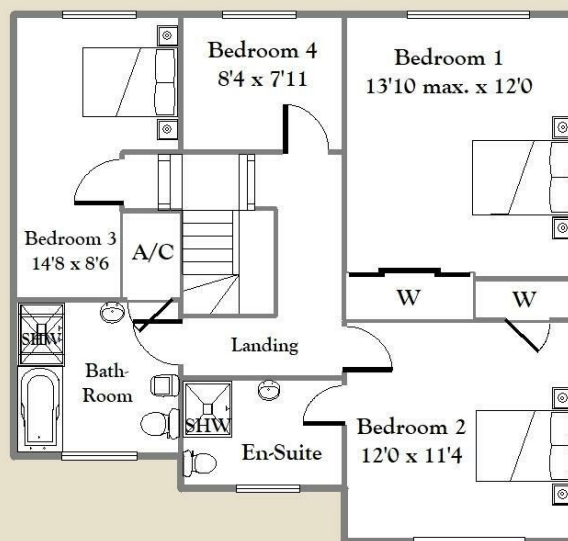
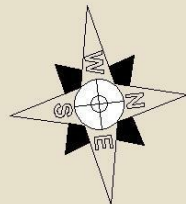
Services:
Mains services are connected

EPC: Rating D
Full results can be
sent on request

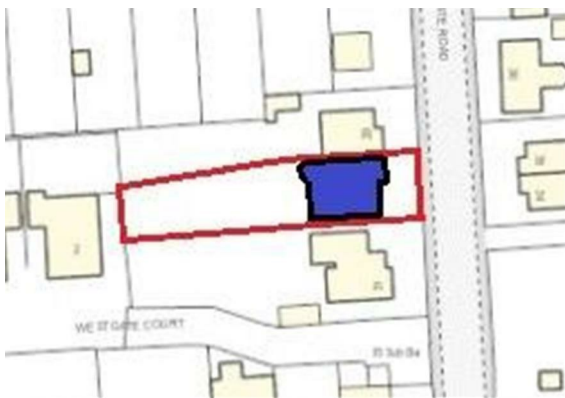
Council Tax:
Band E



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APPROX. GROSS INTERNAL FLOOR AREA 1838 sq.ft. - (170 sq.m) (Including Garage)
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.

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