

HILLIER & WILSON



Glendaruel, Wash Water, Newbury, RG20 0LU

Wash Water, Newbury

A versatile three/four bedroom bungalow set on a generous sunny plot measuring approximately a quarter of an acre and offering the perfect opportunity to relocate to the scenic Wash Water area south of Newbury. The property falls within the catchment areas of the highly regarded Falkland and Park House schools whilst other benefits include a large driveway and double garage providing ample off-road parking, an open fireplace, gas central heating and double glazing. The property comprises of spacious sitting room, dining room, kitchen/breakfast room, utility room, guest room, study, family bathroom and three double bedrooms (one of which is complete with an ensuite shower room). Externally, there is a private south-facing garden that is mainly laid to lawn and bordered by mature hedges and bushes as well as a secluded patio area to the rear of the property. Wash Water is ideally located just a short drive from the local amenities of Wash Common and Newbury town centre, whilst also surrounded by beautiful countryside, including the nearby National Trust nature reserve, The Chase.

NO ONWARD CHAIN





- GENEROUS PLOT MEASURING APPROX. 1/4 OF AN ACRE
 - STUNNING SEMI-RURAL SETTING
 - PRIVATE SOUTH FACING GARDEN
- FALKLAND AND PARK HOUSE SCHOOL CATCHMENT
- DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
 - *NO ONWARD CHAIN*

Services: Mains services are connected

EPC Rating: D

Full results can be sent on request

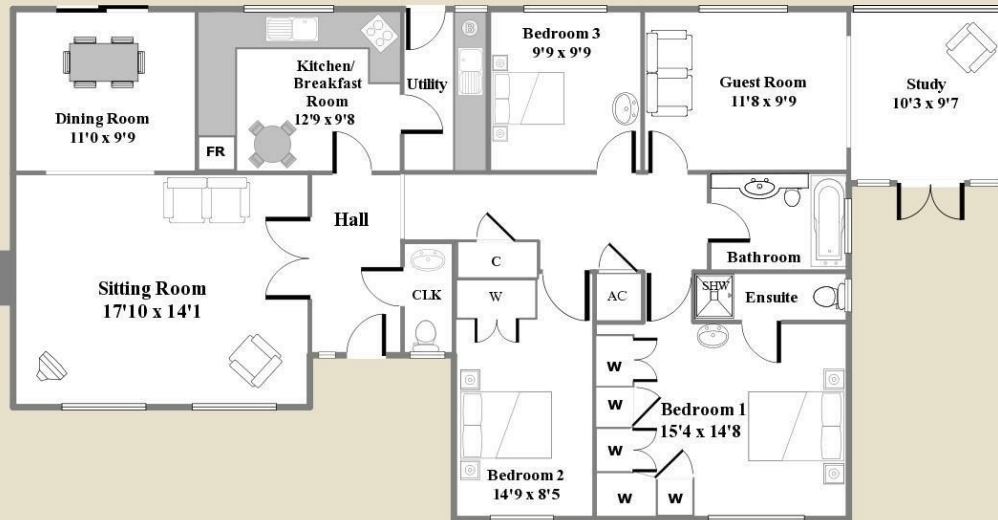
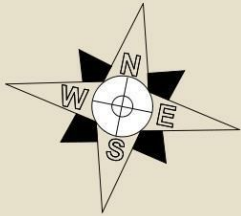
Council Tax Band: E



HILLIER & WILSON

Glendaruel Wash Water, South Newbury

APPROX GROSS INTERNAL FLOOR AREA 1,460 sq.ft (136 sq.m) (Not 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.

