

HILLIER & WILSON



Monkwood Close, Newbury, RG14 6NS

Monkswood Close Newbury

A beautifully presented five bedroom town house located in a sought after residential road on the south side of Newbury. The family residence benefits from accommodation over three floors, gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, cloakroom and kitchen/dining/family room with French doors out onto the garden. The first floor comprises sitting room, principal bedroom with ensuite bathroom and built-in wardrobes, and a study/bedroom with built-in wardrobe. On the top floor there are two double bedrooms (one of which has access to a storage facility), a further bedroom and a family bathroom. Externally there is a low maintenance and enclosed rear garden which has artificial turf lawn, flower bed borders and a small patio area. To the front of the property there is off road parking via driveway and a further artificial lawn area. Monkswood Close is ideally located close to all the amenities Wash Common has to offer, including doctor's and dentist's, along with convenience stores, whilst Newbury town centre and mainline railway station are just a short drive away. The property also falls within the catchment area of the highly regarded John Rankin and St Barts schools.





- FIVE BEDROOM FAMILY TOWN HOUSE
- LOCATED IN A SOUGHT AFTER RESIDENTIAL ROAD
 - BEAUTIFULLY PRESENTED THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- GARAGE AND DRIVEWAY PARKING

Services:

Mains services are connected

EPC: Rating C

Full results can be sent on request

Council Tax:

Band E



Monkswood Close, Newbury

HILLIER & WILSON



APPROX. GROSS INTERNAL FLOOR AREA 1512 sq.ft. (140 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.

HILLIER & WILSON

Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk