

HILLIER & WILSON



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FOR SALE
01635 52044
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Kingsbridge Road
South Newbury

Kingsbridge Road Newbury West Berkshire RG14 6EA

A beautifully presented four bedroom semi-detached house which has been extended by the present owners to provide a spacious family home, located on a popular residential road just to the south of Newbury town centre. The property falls within the catchment area of both the well regarded John Rankin and St Bart’s schools, whilst other benefits include gas central heating, driveway parking, a small garage and an enclosed rear garden. The ground floor comprises entrance hall, dining room, sitting room, modern kitchen/breakfast room, cloakroom and family room. Upstairs there is a master bedroom with walk-in wardrobe and a modern en-suite shower room, three further double bedrooms and a family bathroom. Externally, there is a gravel driveway at the front of the house and a garage ideal for storage or a small car. To the rear of the house is an enclosed garden, mostly laid to lawn with two patio areas and flower bed borders. Kingsbridge Road is ideally located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

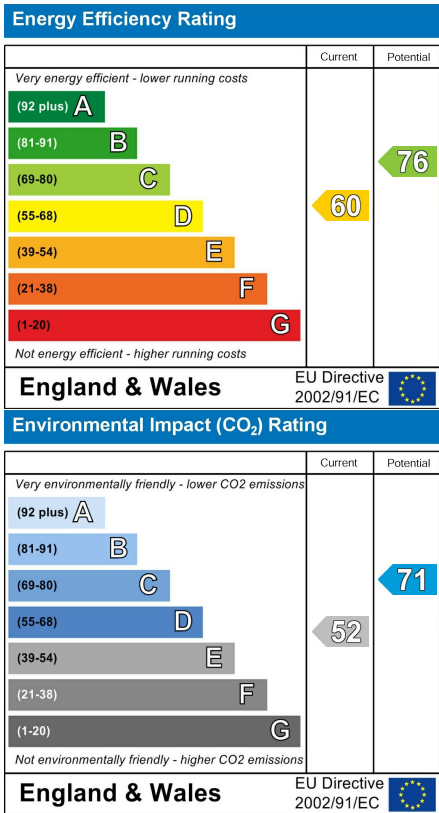
Services:
Mains services are connected.

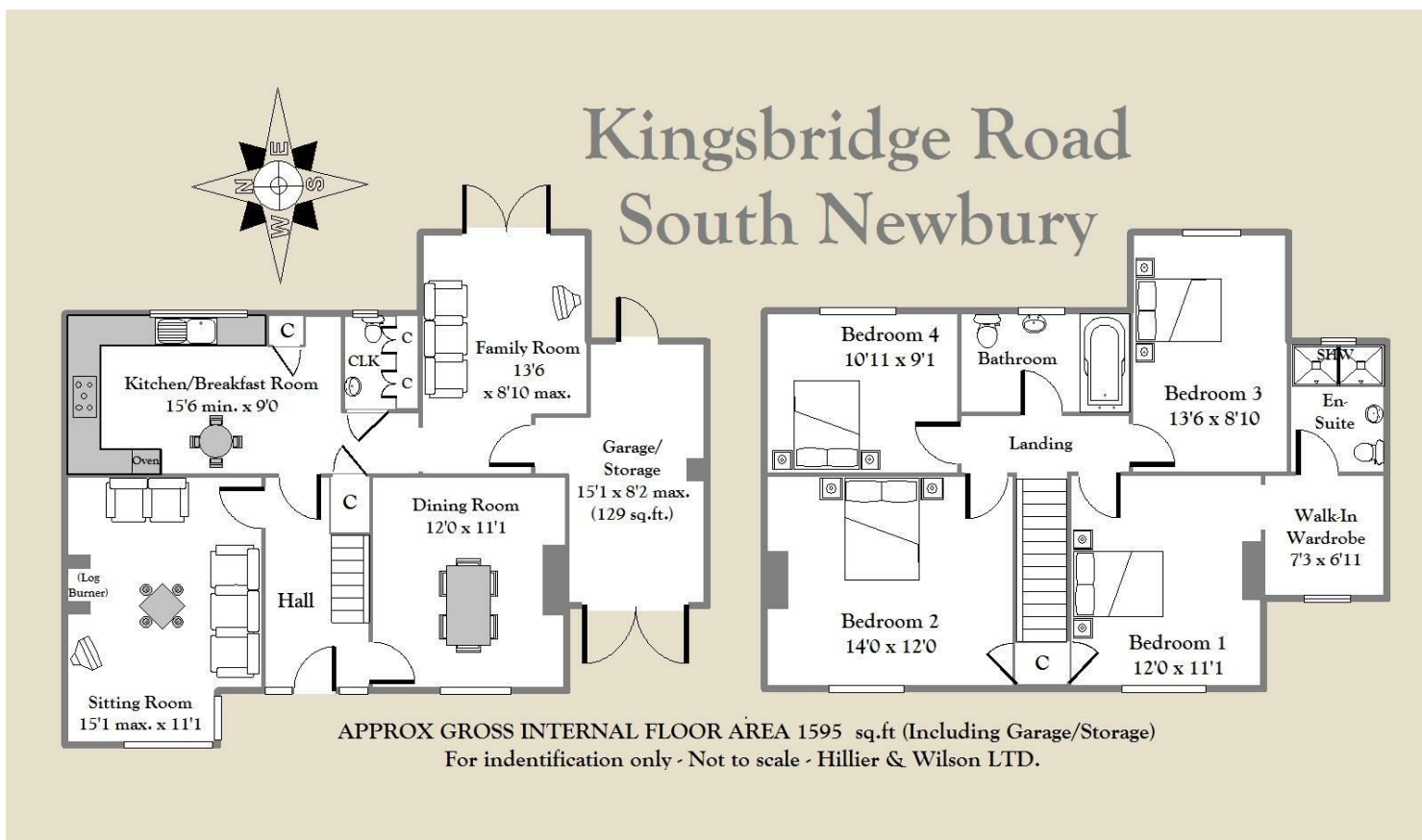
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band C

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices turn right onto Pound Street, proceed onto enborne Road take fifth left onto Kingsbridge and the property is up on the left hand side.





Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

