

HILLIER & WILSON



Falkland Road
(2923 sq.ft)

Newbury

Falkland Road (2923 sq.ft) Newbury Berkshire RG14 6NY

An impressive and substantial five bedroom family home located in a sought after residential road on the south side of Newbury. The property boasts a plot approaching $\frac{1}{4}$ acre in size along with a south facing garden measuring approximately 100ft in length, whilst other benefits include gas central heating, uPVC double glazing, double garage and off road parking. The spacious accommodation measures 2973 sq.ft in size and comprises; porch, entrance hall, dining room, sitting room, kitchen/breakfast room, utility room, cloakroom and garden room. Upstairs, there is a principle bedroom with en-suite shower room and built-in wardrobes, a further four double bedrooms (two of which have built-in wardrobes) and a large family bathroom with separate shower cubicle. Externally there is a stunning enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders, walled flower beds and a patio seating area; whilst to the front of the property, there is off road parking via a driveway. Falkland Road is conveniently located for the local amenities of Wash Common, 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 Falkland and Park House schools.

Services:

Mains services are connected.

EPC: Rating D

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

Council Tax:

Band F

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

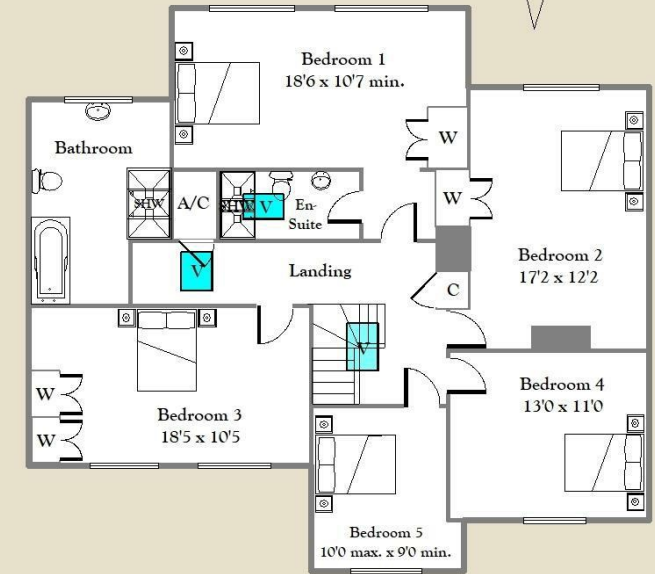
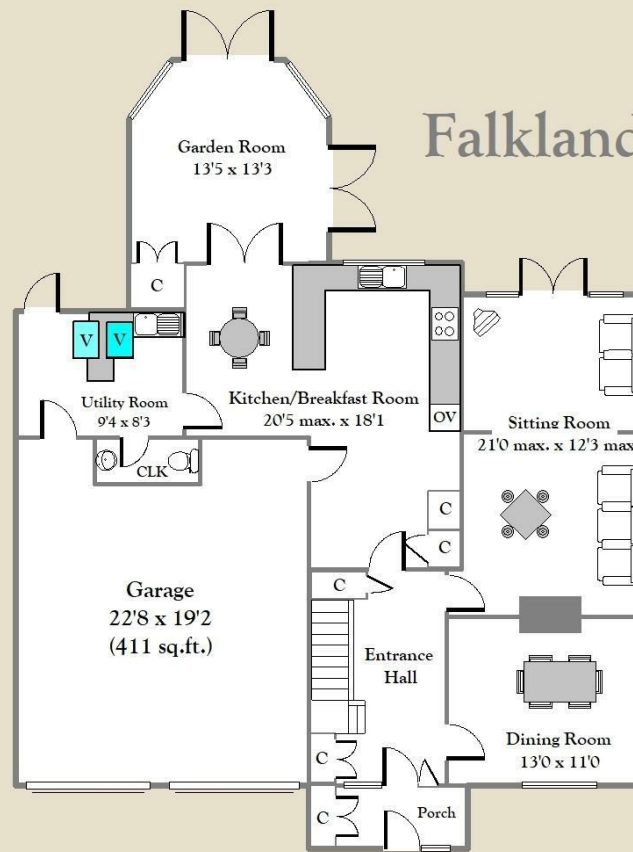
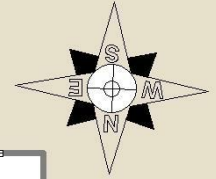
Directions

From Hillier & Wilson office proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road, carry on until you reach the two mini roundabouts and then take second exit continuing along the Andover Road. Take the first right onto Falkland Road and the property can be found on the left hand side.





Falkland Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 2973 sq.ft. (276 sq.m) (Including Garage) - For identification only - Not to scale - Hillier & Wilson LTD

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.

