

HILLIER & WILSON



Three Acre Road  
(1546 sq.ft)

Newbury

# Three Acre Road (1546 sq.ft) Newbury Berkshire RG14 7AN

A substantial four bedroom semi-detached family home located in a popular area on the south side of Newbury. The property has existing plans to extend further plus a large loft space whilst other benefits include gas central heating, uPVC double glazing, large garage and off road parking. The ground floor accommodation comprises porch, entrance hall, sitting room with log burner, dining room, home office, kitchen/breakfast room, cloakroom and a garden room with log burner. Upstairs, there are four bedrooms (one of which has built-in wardrobes), a bathroom and separate W.C. Externally there is a south facing, landscaped rear garden which is mainly laid to lawn with decking, Pergola and limestone patio area; whilst there is off road parking and a garage to the rear of the property. Three Acre Road is ideally located close to Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. It also falls within the catchment area of the highly regarded St. Johns and St. Barts schools. NO ONWARD CHAIN

## Services:

Mains services are connected.

## EPC: Rating C

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

## Council Tax:

Band D

## Viewing:

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

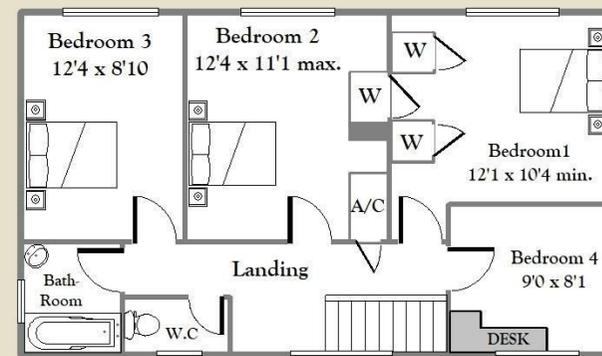
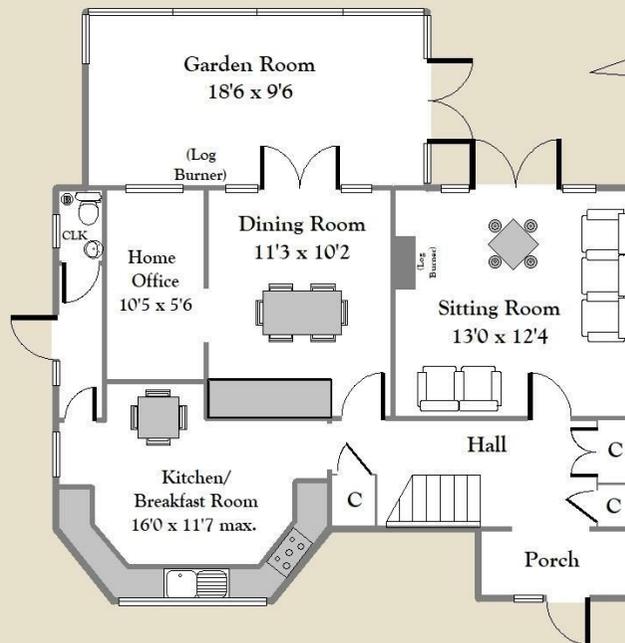
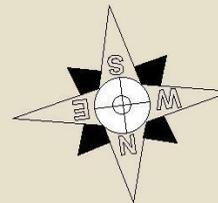
## Directions

From Hillier & Wilson offices proceed south along Bartholomew Street at the roundabout take the third exit up Andover Road, take the second turning into Wendan Road and continue to the top of the road. Three Acre Road can be found on the right hand side and the property is immediately on the left.



# Three Acre Road, Newbury

Garage  
18'9 x 12'0  
225 sq.ft.  
(Not exact location)



APPROX. GROSS INTERNAL FLOOR AREA 1546 sq.ft. (143 sq.m) 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.

