

HILLIER & WILSON



Andover Road, Newbury, RG14 6NG

Andover Road, Newbury

A well-presented five bedroom detached family home located on a highly sought after residential road in the south of Newbury. The property boasts spacious living accommodation measuring 2,366 sq.ft in size whilst other benefits include gas central heating, uPVC double glazing, double garage and off road parking. The ground floor comprises porch, entrance hall, cloakroom, sitting room, home office, dining room, kitchen/breakfast room and utility room.

Upstairs, there is a principal bedroom with en-suite shower room and fitted wardrobes, a guest double bedroom with en-suite shower room and built in wardrobe, three further double bedrooms and a family bathroom. Externally there is a low maintenance, private rear garden which is mainly laid to lawn with mature tree/hedge borders, patio seating area and access to the garage. To the front of the property, there is off road parking via driveway. Andover Road is ideally located within walking distance of 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 Falkland and Park House schools.





- FIVE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL ROAD
 - SOUTH OF NEWBURY TOWN CENTRE
- SPACIOUS LIVING ACCOMODATION MEASURING 2,366 SQ.FT
- JOHN RANKIN AND PARK HOUSE SCHOOL CATCHMENT
- OFF ROAD PARKING VIA DRIVEWAY

Services:

Mains services are connected

EPC: Rating D

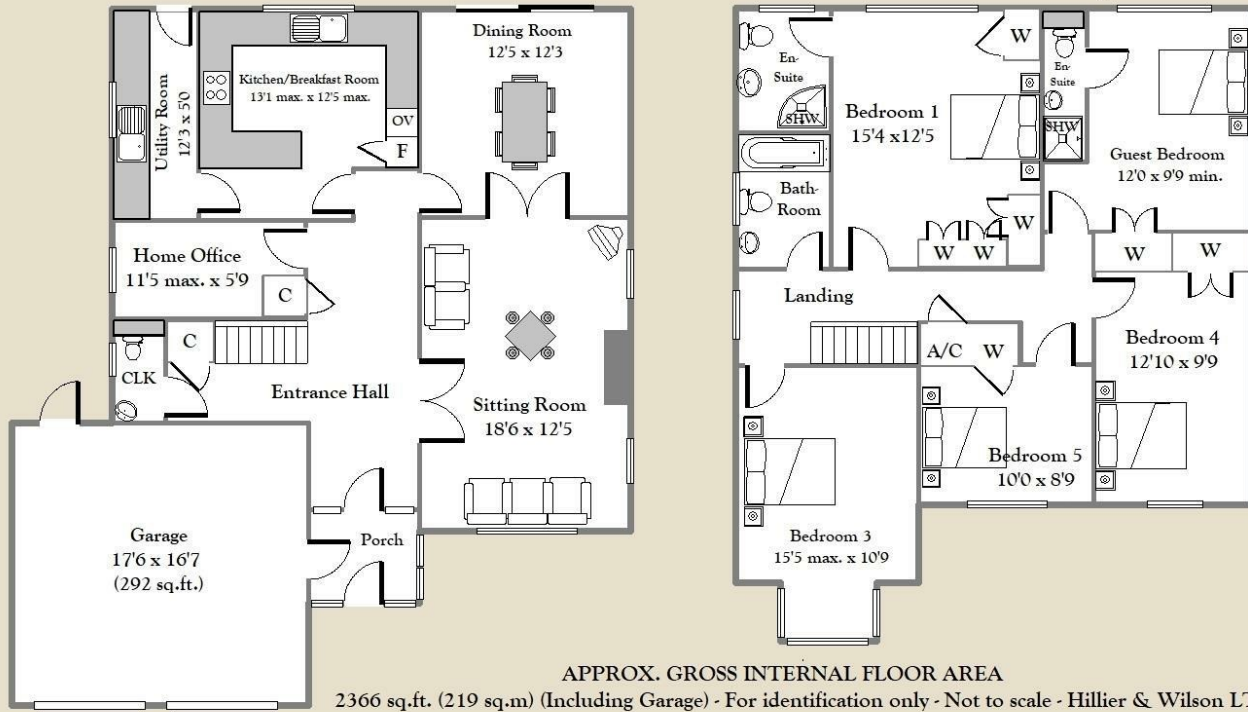
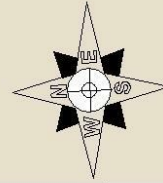
Full results can be sent on request

Council Tax:

Band F



Andover Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA
2366 sq.ft. (219 sq.m) (Including Garage) - For identification only - Not to scale - Hillier & Wilson LTD

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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.

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Bartholomew House
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