

HILLIER & WILSON



Wyndham Road  
(1195 sq.ft)

# Wyndham Road Newbury Berkshire RG14 2NJ

A well-presented three bedroom detached bungalow conveniently located just a short drive from Newbury town centre. The property offers spacious living accommodation and benefits from gas central heating, uPVC double glazing, a landscaped rear garden, driveway parking and garage. The accommodation comprises porch, entrance hall, sitting room, modern kitchen/breakfast room, sun room, master bedroom with fitted wardrobes, two further double bedrooms and a modern shower room. Externally, there is a walled front garden, gated driveway parking and an integral garage, whilst to the rear is a landscaped, partially terraced garden with large patio area and mature hedgerow borders. Wyndham Road is on the north side of Newbury towards Thatcham and is conveniently located for the A4, the M4 at junction 13 and the A34 are also easily accessible. Newbury train station provides 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 E

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

**Directions**  
From the Robin Hood interchange take the B4009 towards Hermitage at the two mini roundabouts turn right in to Kiln Road, continue up the brow of the hill proceed to the second roundabout turning left onto Stoney Lane then take the first right into Wyndham Road and the property is on the left.

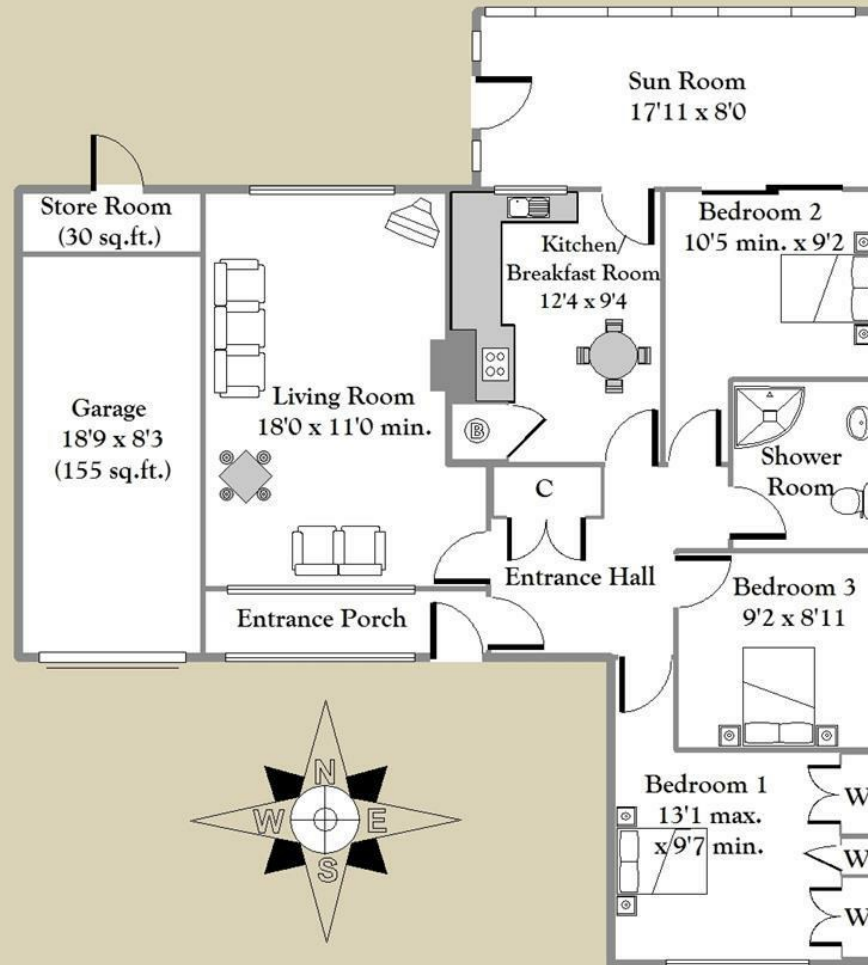
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



# H&W

## Wyndham Road, Newbury

# H&W



APPROX. GROSS INTERNAL FLOOR AREA 1195 sq.ft.  
(Including Garage & Store Room) Hillier & Wilson Ltd  
For identification only - Not to scale



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.

