

HILLIER & WILSON



Bruan Road, Newbury, RG14 7AU

Bruan Road Newbury

A three/four bedroom detached bungalow located in a sought after cul-de-sac on the south side of Newbury. The property benefits from good sized living accommodation whilst other benefits include gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises hall, modern kitchen, cloakroom, wet room, two double bedrooms, study/inner hall, dining/sitting room, lounge and sun room. Upstairs there is a double bedroom, cloakroom and nursery with eaves storage. Externally there is a landscaped rear garden which is mainly laid to lawn with mature flower beds and patio areas, whilst to the front of the property there is off road parking via driveway, a lawn area and access to the garage. Bruan 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



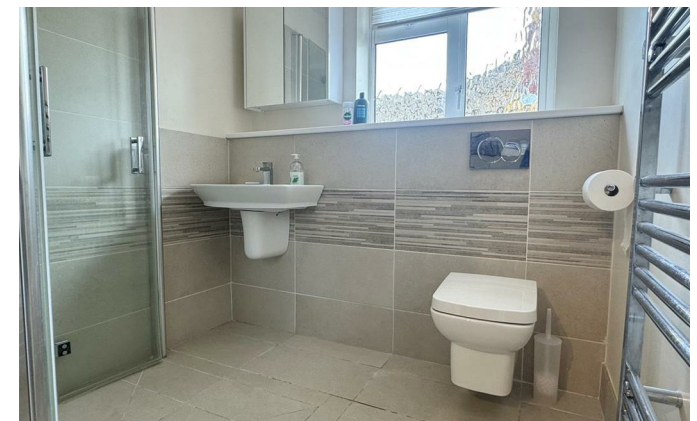


- THREE/FOUR BEDROOM DETACHED BUNGALOW
- POPULAR CUL-DE-SAC LOCATION
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING & GARAGE
- ST JOHNS & ST BARTS SCHOOL CATCHMENT
- NO ONWARD CHAIN

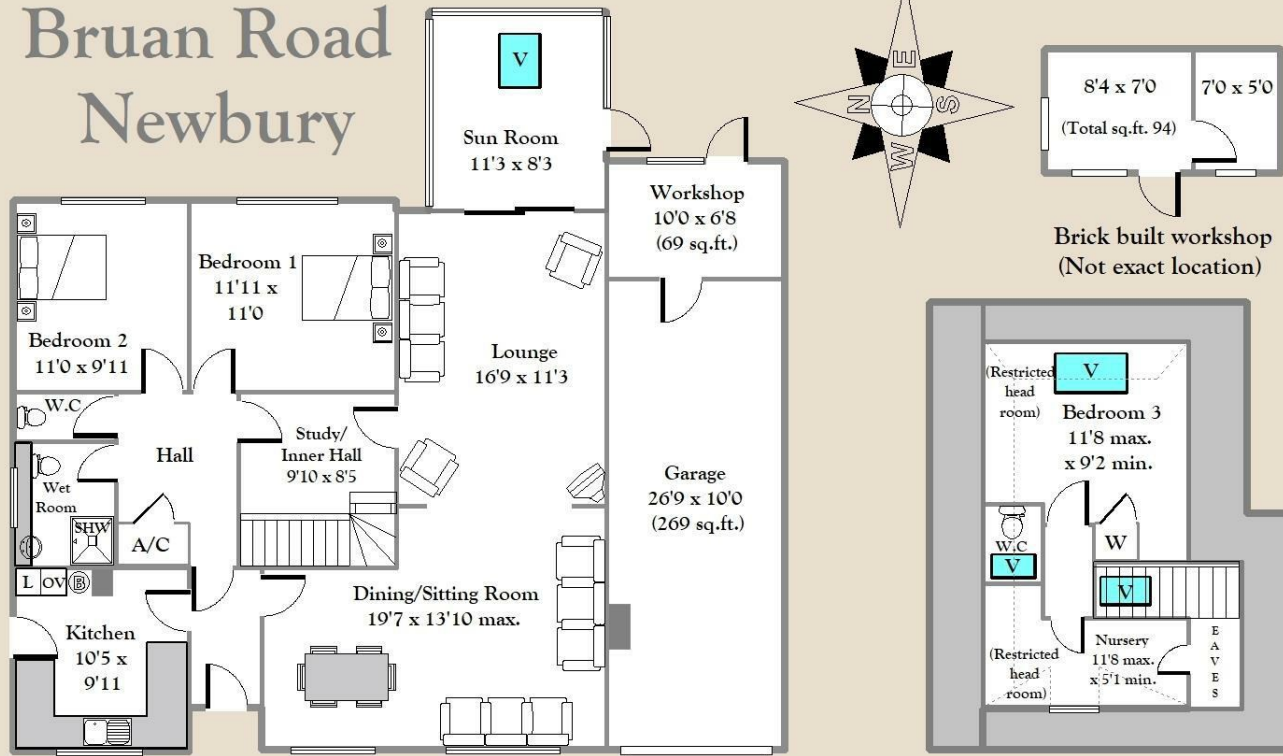
Services:
Mains services are connected

EPC: Rating D
Full results can be sent on request

Council Tax: Band E



Bruan Road Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1393 sq.ft. - (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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