

HILLIER & WILSON



Hazeldene, Broadlayings, Woolton Hill, RG20 9TR

Broadlayings, Woolton Hill

A beautifully presented, substantial four bedroom detached bungalow located in a sought after residential road in the popular village of Woolton Hill. The property boasts spacious accommodation measuring 2,226 sq.ft in size and offers annex potential, whilst other benefits include oil fired central heating, uPVC double glazing, tandem garage and off road parking. The accommodation comprises porch, entrance hall, cloakroom, bathroom with separate shower, principal bedroom with dressing room, built-in storage and an en-suite bathroom with separate shower, three further bedrooms, sitting room, breakfast room, kitchen, family room, conservatory, lobby/study area, a second cloakroom and further porch. Externally there is a southerly facing rear garden which boasts a wooden gazebo/covered entertainment area, log cabin/games room, mature flower bed borders and a patio area. To the front of the property, there is a tandem garage along with a lawn area and off road parking via driveway. Broadlayings is situated in a prestigious location within the popular village of Woolton Hill, a few miles south of Newbury. Woolton Hill has good amenities including a church, village hall, sports club, post office, nursery, infants and junior schools and a pub.





- FOUR BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION IN WOOLTON HILL
- BEAUTIFULLY PRESENTED THROUGHOUT
- ACCOMODATION MEASURING 2,226 SQ.FT IN SIZE
 - ANNEX POTENTIAL
- AMPLE OFF ROAD PARKING & GARAGE

Services:

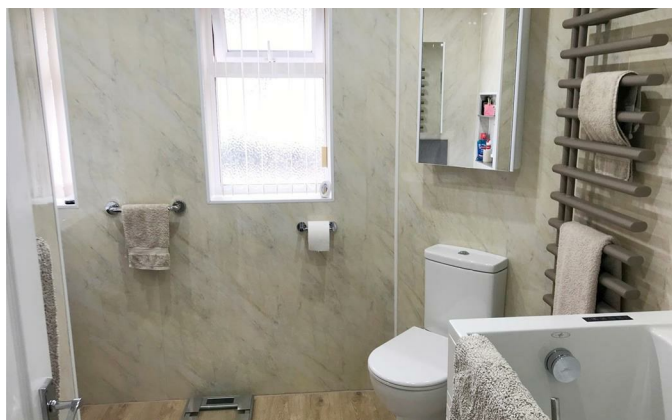
Mains services are connected (Except gas)

EPC: Rating E

Full results can be sent on request

Council Tax:

Band E



A large garden with a paved patio area, a red gravel area with a circular yellow patch, and a white lattice gazebo. The garden is bordered by a brick wall and a wooden fence, with various plants and flowers.

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APPROX. GROSS INTERNAL FLOOR AREA 2,226 sq.ft.
(Excluding Garage, Log Cabin & Gazebo)
For identification only - Not to scale
Hillier and Wilson LTD



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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