

# HILLIER & WILSON



Pinewood Crescent, Hermitage, RG18 9WL



## Pinewood Crescent, Hermitage

A beautifully presented three bedroom family town house, located on the sought after Forest Edge development in Hermitage, within the highly regarded Downs School catchment area. The property offers good sized accommodation arranged over three floors, whilst other benefits include gas central heating, uPVC double glazing and allocated parking to the rear of the property.

The ground floor comprises entrance hall, cloakroom, newly fitted kitchen and sitting/dining room with French doors out onto the garden. On the first floor, there are two double bedrooms (both of which have built-in wardrobes) and a family bathroom, whilst on the top floor, there is a principal bedroom with newly fitted en-suite shower room, built-in wardrobes and access to eaves storage. Externally, there is a well maintained rear garden which has both lawn and decked areas, a summer house and rear access offering storage leading to two allocated parking spaces. Hermitage has some local amenities including village shop, primary school and public houses. Nearby Newbury and Thatcham offer further shopping, dining and healthcare facilities within a short drive.







- THREE BEDROOM FAMILY TOWN HOUSE
- BEAUTIFULLY PRESENTED
- NEWLY FITTED KITCHEN
- LOCATED IN THE SOUGHT AFTER VILLAGE OF HERMITAGE
- PRINCIPAL BEDROOM WITH NEWLY FITTED EN-SUITE
- ALLOCATED PARKING TO THE REAR

Services:

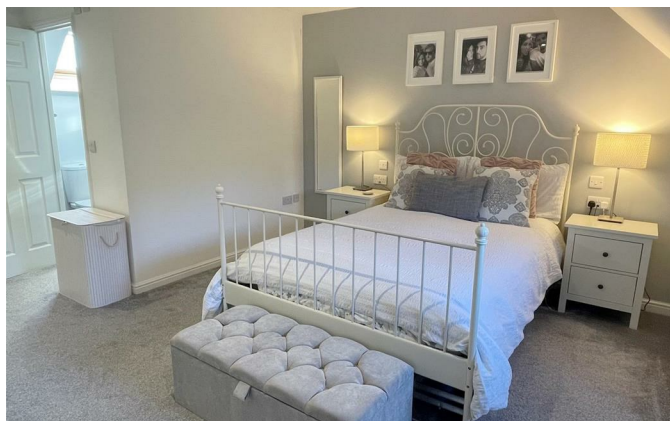
Mains services are connected

EPC: Rating C

Full results can be sent on request

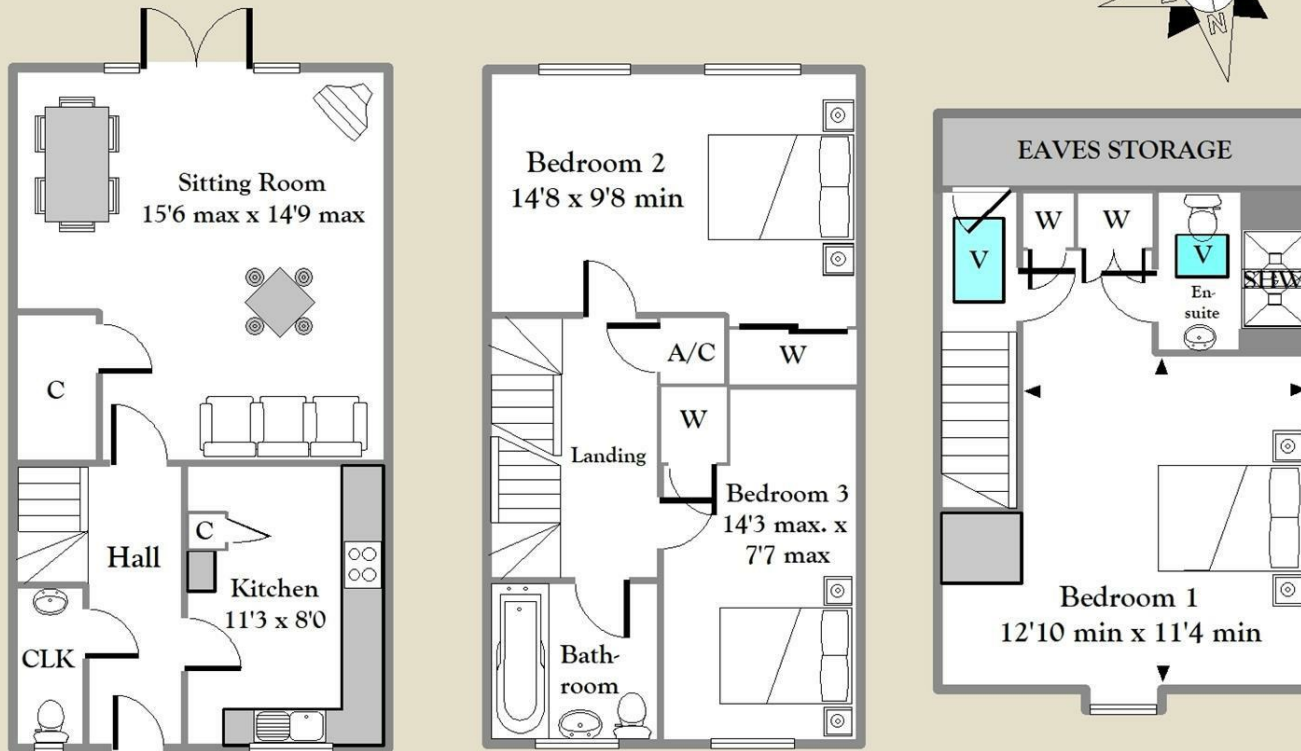
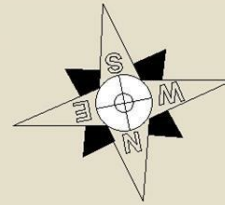
Council Tax:

Band D





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APPROX. GROSS INTERNAL FLOOR AREA 1093 sq.ft.(101 sq.m)  
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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