

HILLIER & WILSON



Ladwell Close, Newbury, RG14 6PJ

Ladwell Close Newbury

A spacious four bedroom detached family home located in a highly sought after cul-de-sac along the Andover Road, within the catchment area of the highly regarded Falkland and Park House schools. The substantial accommodation spans across 1,940 sq.ft in size with further potential to extend (subject to the usual consents) and benefits from gas central heating, uPVC double glazing, off road parking and double garage. The ground floor accommodation comprises entrance hall, sitting room, dining room, family room/office, cloakroom, kitchen/breakfast room and utility. Upstairs there is a principal bedroom with en-suite shower room and fitted wardrobes, three further double bedrooms and a family bathroom. Externally there is a private and enclosed south westerly facing rear garden which is mainly laid to lawn with mature hedge borders, flower beds and a patio area. To the front of the property there is off road parking via driveway and a double garage. Ladwell Close is ideally located not far from Newbury town centre and the mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER CUL-DE-SAC LOCATION
- SPACIOUS ACCOMMODATION MEASURING 1,940 SQ.FT
- POTENTIAL FOR FURTHER EXTENSION (STTC)
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
- OFF ROAD PARKING & DOUBLE GARAGE

Services:
Mains services are connected

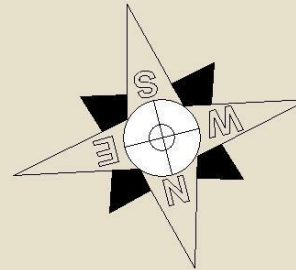
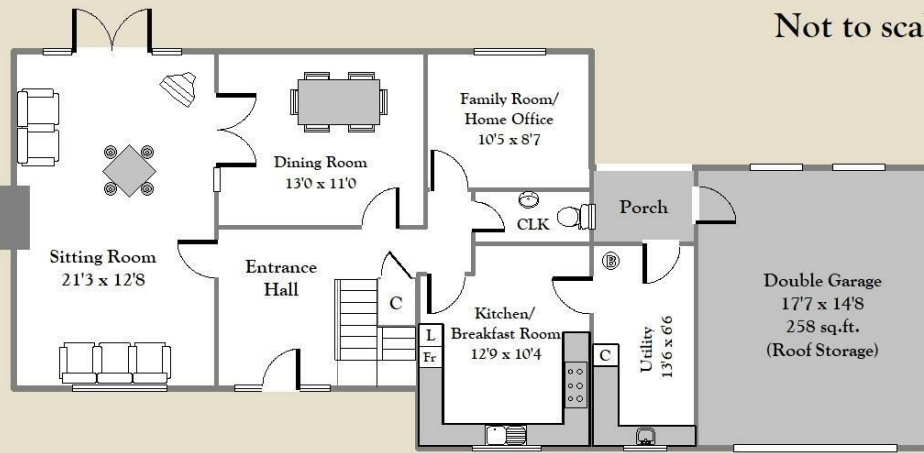
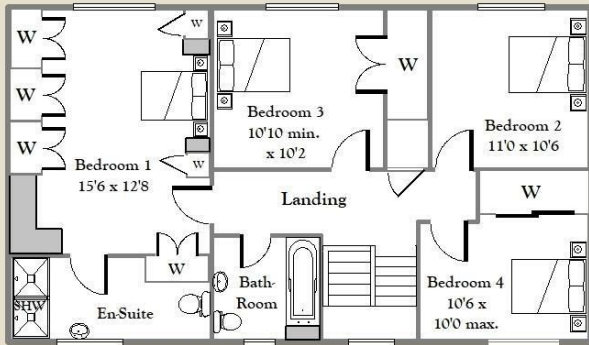
EPC: Rating D
Full results can be sent on request

Council Tax: Band G



Ladwell Close South Newbury

**APPROX GROSS INTERNAL
FLOOR AREA 1940 sq.ft.
(180 sq.m) (Including Garage)
For identification only
Not to scale - Hillier & 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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