

HILLIER & WILSON



Hampstead Norreys Road
Hermitage

Hampstead Norreys Road, Hermitage, Berkshire, RG18 9RS

A four bedroom detached family house located in the popular village of Hermitage, within the catchment area of both the highly regarded Hermitage Primary and The Downs School. The property has been previously extended to provide generous accommodation, with benefits including oil fired central heating, detached double garage, off road parking and a corner plot. The ground floor comprises entrance hall, cloakroom, sitting room with wood-burning stove, conservatory, spacious kitchen/breakfast room, separate utility room and a study. Upstairs there is a good sized master bedroom with fitted wardrobes and modern en-suite bathroom, two further double bedrooms with built-in cupboards, an additional bedroom and a family bathroom. Externally there is a gated garden area at the front of the house, whilst to the rear is a walled garden which is mostly laid to lawn and has two patio areas, access to the double garage and rear gate to the parking at the rear of the property. The village of Hermitage has good local amenities including a Post Office, convenience store, two pubs and a garden centre. Road links are excellent with nearby access to the A34 and M4 motorway.

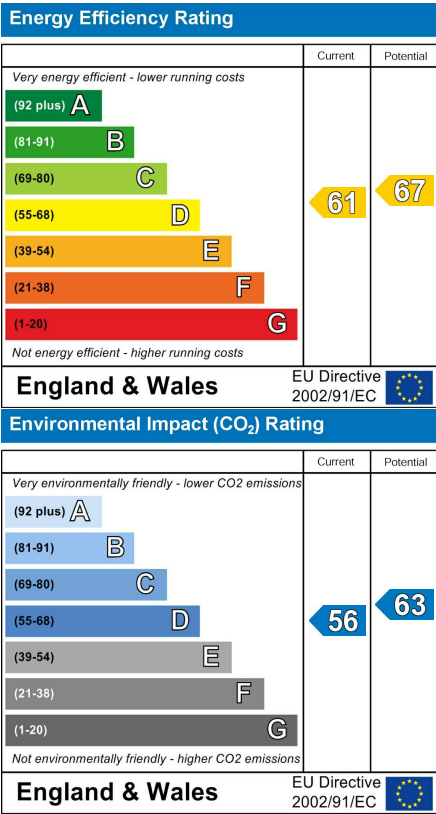
Services:
Mains services except gas are connected.

EPC:
Full results of Energy Performance Certificate can be sent on request.

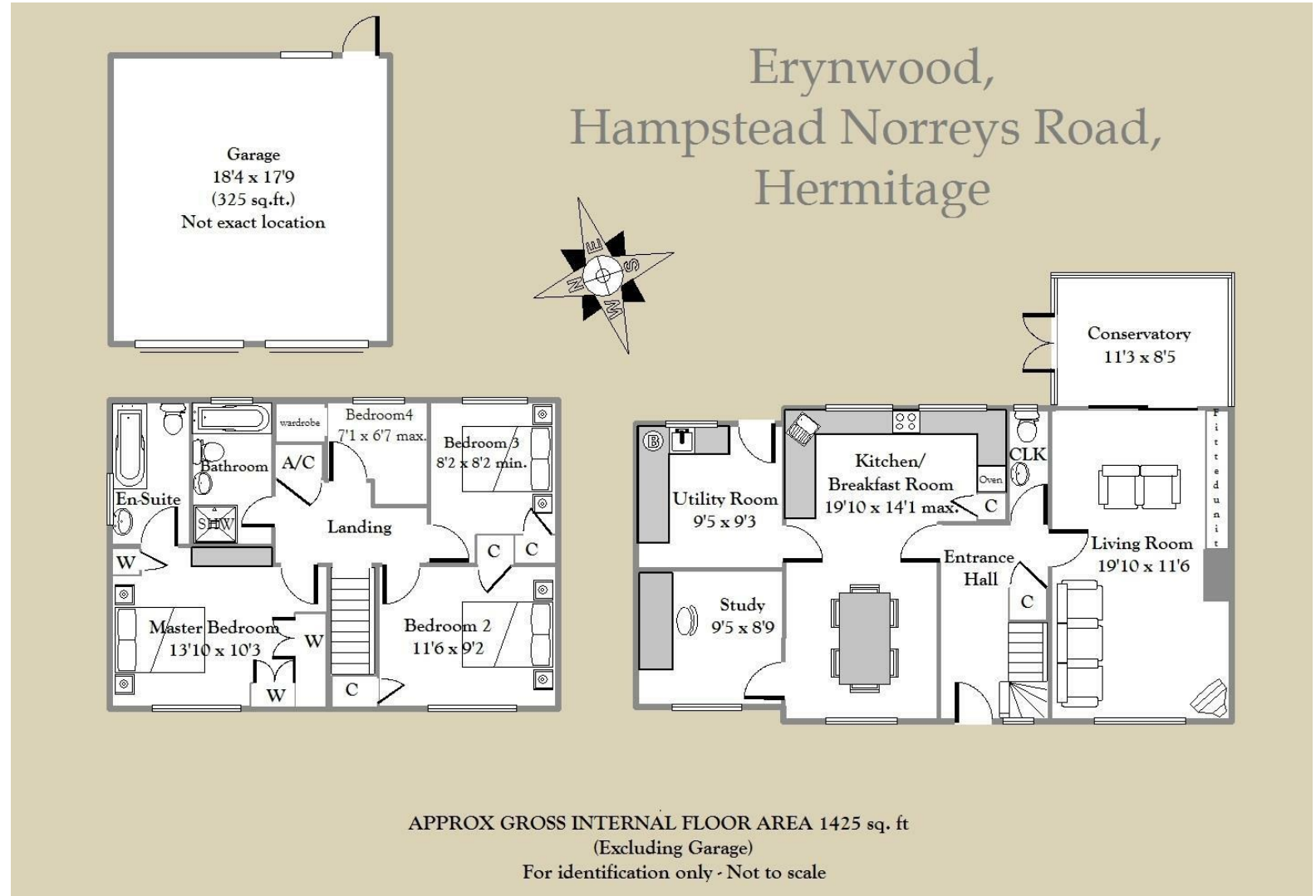
Council Tax:
Band F

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

Directions
From the Robin Hood roundabout follow signs to Hermitage on the B4009 and after several miles proceed into the village of Hermitage. Proceed over the mini roundabout and then up the Hampstead Norreys Road where the property is on right next to Dines Way.



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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.

