

HILLIER & WILSON



Floreat Gardens  
South Newbury



# Floreat Gardens Newbury West Berkshire RG14 6AW

A beautifully presented four bedroom family house located on the south side of Newbury town centre, within the catchment area of the highly regarded St Bart’s school. The property benefits from gas central heating, uPVC double glazing, off road parking and double garage. The ground floor comprises entrance hall, cloakroom, sitting room with fireplace and French doors to the garden, dining room, family room and contemporary kitchen/breakfast room with integrated appliances, granite work tops and French doors to the garden. Upstairs is the master bedroom with dressing area and en-suite shower room, a second double bedroom with en-suite shower room and fitted wardrobes, two further double bedrooms – each with fitted wardrobes, and a modern family bathroom with walk-in shower. Externally, there is a front garden, a double garage and off road parking at the side of the house and an enclosed, landscaped rear garden with patio area, lawn and summer house. Floreat Gardens is ideally located within walking distance to Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN

**Services:**  
Mains services 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 Hillier & Wilson offices turn right onto Pound Street which then becomes Enborne Road then take the third turning on the left onto Floreat Gardens and the property can be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

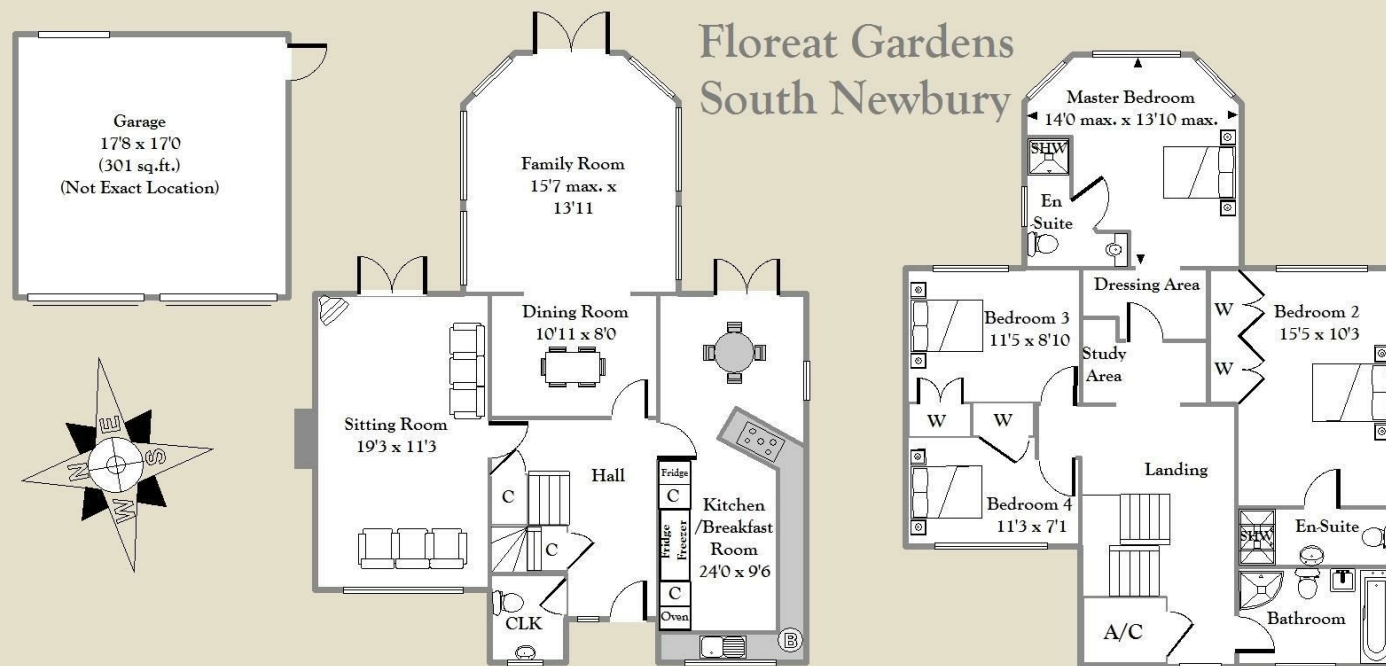
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		

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APPROX GROSS INTERNAL FLOOR AREA 1865 sq. ft - (Excluding Garage) - Hillier & Wilson LTD - For identification only - Not to scale



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.



