HILLIER & WILSON

Oak Tree House - Andover Road, Newbury, RG14 6NB

Tel: 01635 522044

Guide Price £1,050,000

Andover Road, Newbury

A beautifully presented four bedroom detached family home located on a prestigious residential road in the south of Newbury. The property falls within walking distance of two highly regarded secondary schools, Park House and St Bart's, and Falkland Primary School and benefits from gas combi central heating, uPVC sash double glazing and ample off road parking behind electric gates. The ground floor accommodation comprises of a spacious entrance hall, cloakroom, family room, kitchen/breakfast room, utility and sitting room. Upstairs there is a principal bedroom with walk-in wardrobes and en-suite shower room, three further double bedrooms and a modern family bathroom. Externally there is a south easterly facing garden which is mainly laid to lawn with patio area and a home office measuring 140 sq.ft., whilst to the front of the property there is an enclosed lawn with hedge surround and driveway parking behind five bar electric gates. Andover Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

* COMPLETE ONWARD CHAIN *

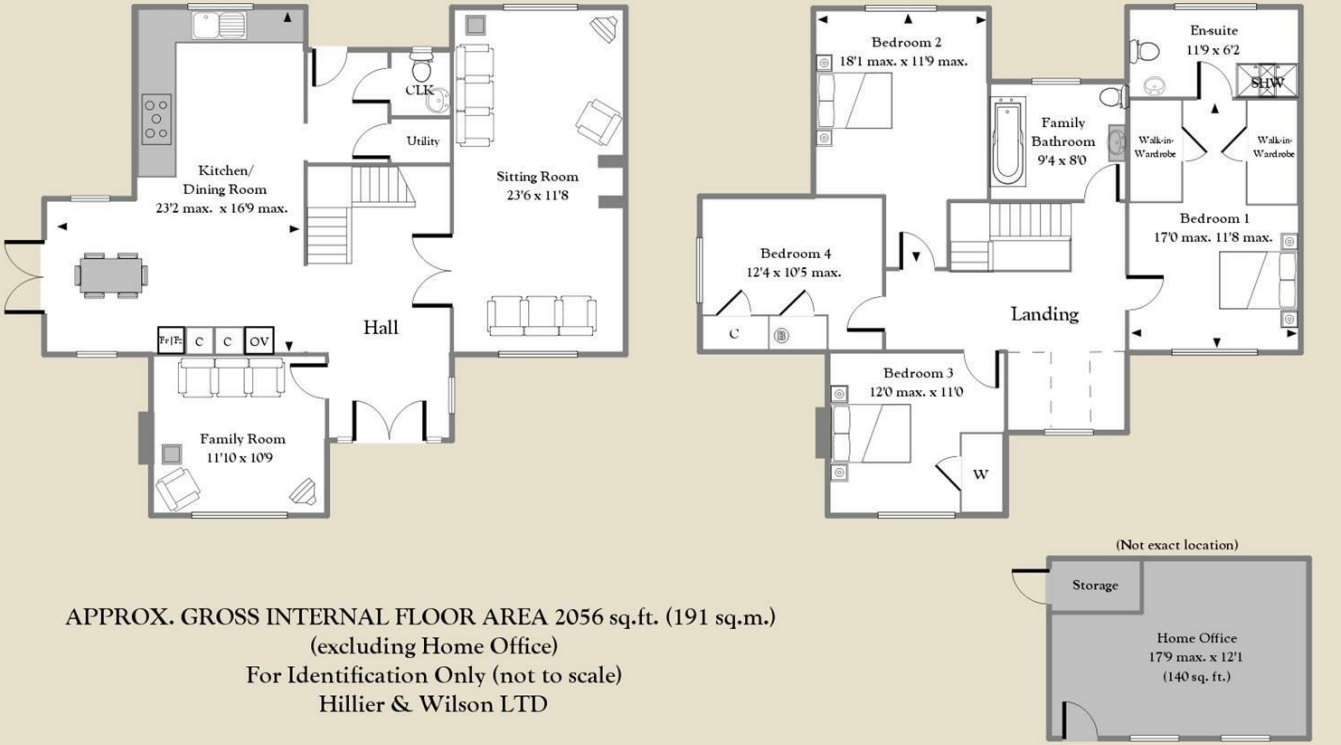
- FOUR BEDROOM DETACHED FAMILY HOME
- PRESTIGIOUS RESIDENTIAL LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- WALKING DISTANCE TO POPULAR SCHOOLS
- DRIVEWAY BEHIND ELECTRIC FIVE BAR GATES
- COMPLETE ONWARD CHAIN
- 2056 SQ.FT. (MAIN HOUSE)

Services:
Mains services are connected

EPC Rating: C
Full results can be sent on request

Council Tax Band: E

Oak Tree House, Andover Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2056 sq.ft. (191 sq.m.)
(excluding Home Office)
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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