

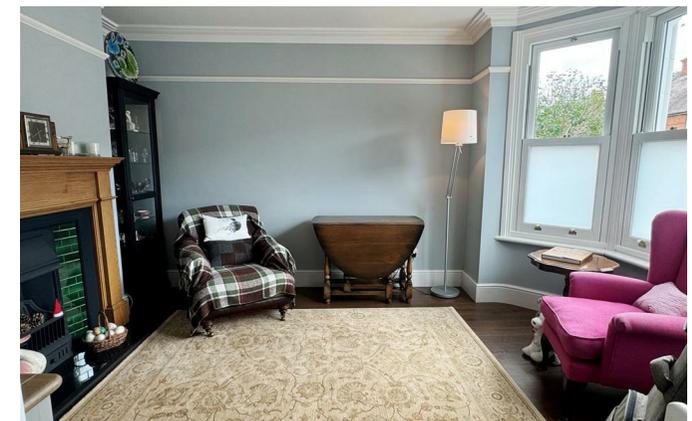
HILLIER & WILSON



Falkland Road, Newbury, RG14 6NY

Falkland Road Newbury

A beautifully presented four bedroom family home located in a sought after residential road on the south side of Newbury, within the catchment area of the highly regarded Falkland and Park House schools. The property has potential for a loft conversion and benefits from gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises porch, entrance hall, dining room, sitting room, kitchen/breakfast room, utility area and cloakroom. Upstairs there are four bedrooms (two of which have built-in wardrobes) and a family bathroom with separate shower. Externally there is a well maintained, enclosed rear garden which is mainly laid to lawn with mature hedge borders, a decked seating area and a patio area with pond. To the front of the property there is off road parking via driveway and access to the garage. Falkland Road is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away.





- FOUR BEDROOM FAMILY HOME
- SOUGHT AFTER RESIDENTIAL ROAD
- POTENTIAL TO CONVERT THE LOFT
 - WELL MAINTAINED & ENCLOSED REAR GARDEN
 - FALKLAND & PARK HOUSE SCHOOLS
- OFF ROAD PARKING & GARAGE

Services:

Mains services are connected

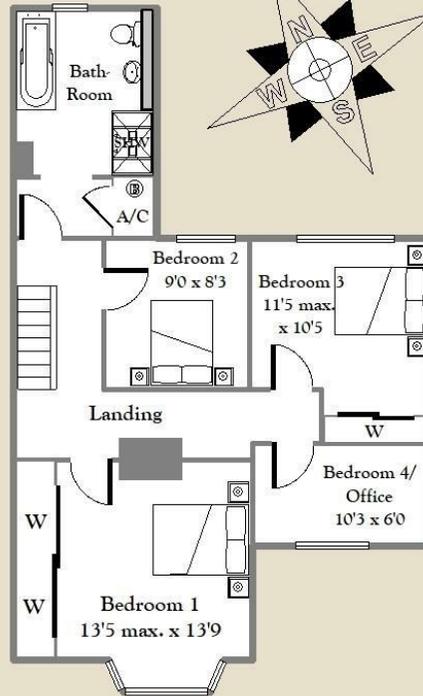
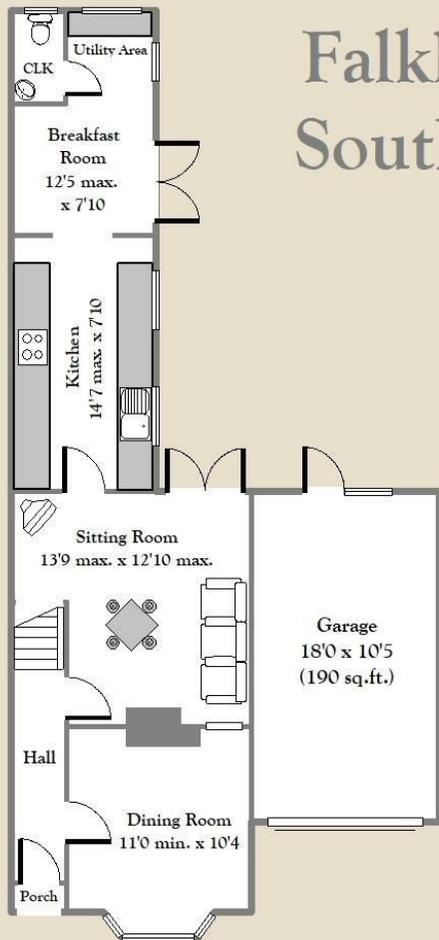
EPC: Rating

Full results can be sent on request

Council Tax: Band D



Falkland Road South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1431 sq.ft. (132 sq.m) (Including Garage)
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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