

HILLIER & WILSON

Enborne Road
Newbury

Enborne Road Newbury West Berkshire RG14 6AH

A substantial three bedroom semi-detached family home with annex potential, located on a popular residential road in the south of Newbury. The property offers versatile living accommodation which measures 1887 sq.ft in size and has a plot in excess of a quarter of an acre, whilst other benefits include south easterly facing rear garden, gas central heating and uPVC double glazing. The ground floor comprises entrance hall, sitting room leading through to the dining room, sun room and kitchen/breakfast room; from the kitchen you can then access the annex which comprises shower room, double bedroom with built in wardrobes and a sitting room with access to the garden. Upstairs, there are two double bedrooms, both with built-in cupboards, a further bedroom and a family bathroom. Externally, there is an enclosed rear garden which is mainly laid to lawn with mature hedge borders and an office with power and light. To the front of the property there is ample off road parking via bricked driveway. Enborne Road is ideally located just a short, flat walk form Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

Services:
Mains services are connected.

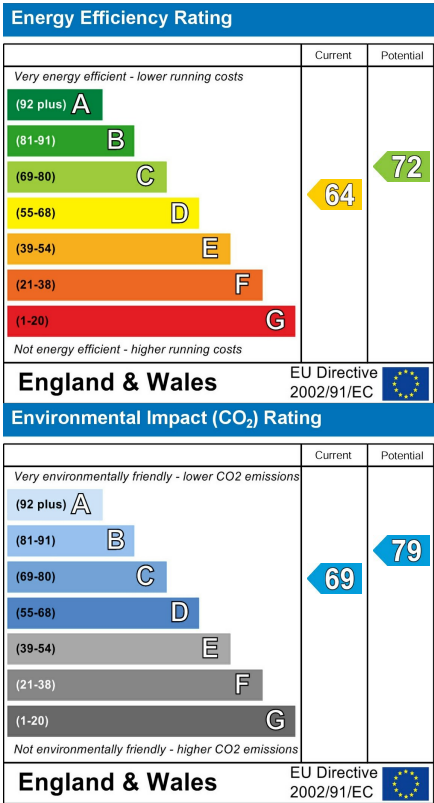
EPC:
Full results of Energy Performance Certificate can be sent on request.

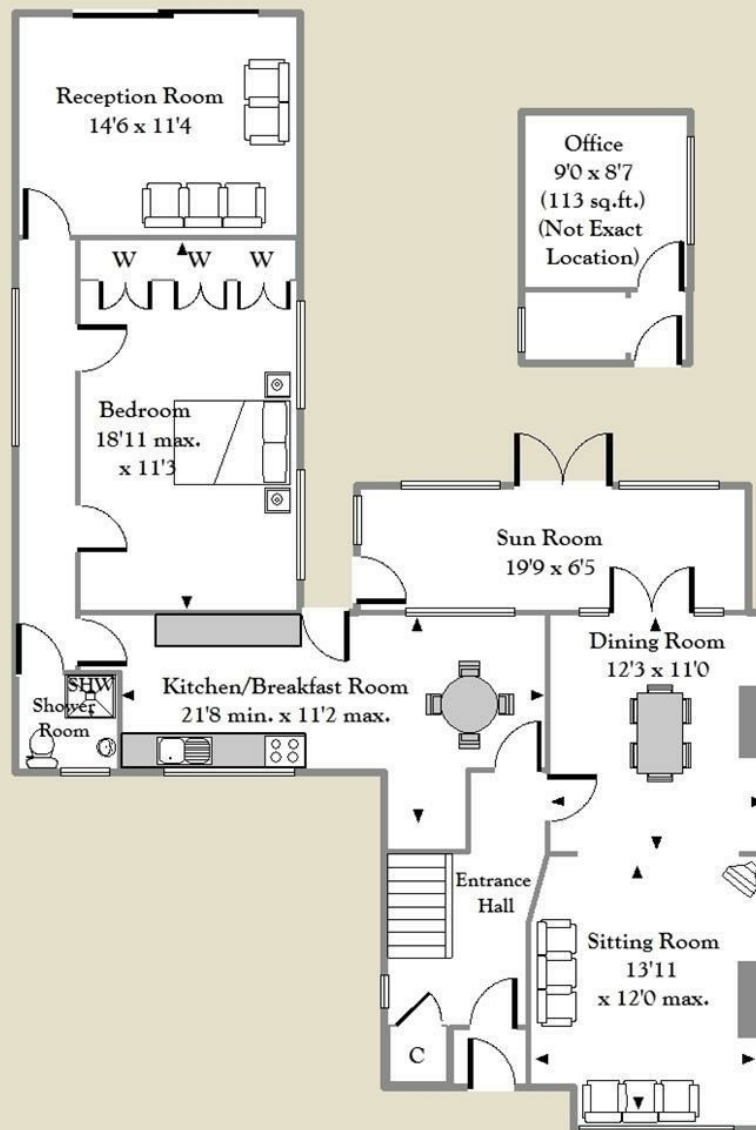
Council Tax:
Band E

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

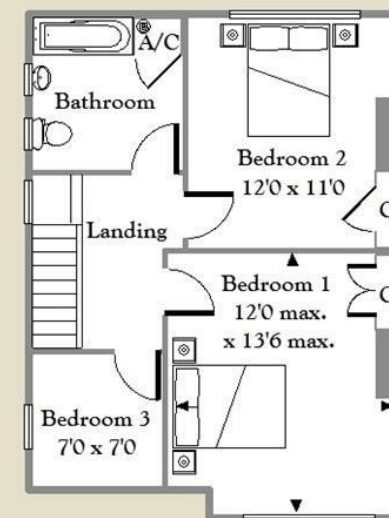
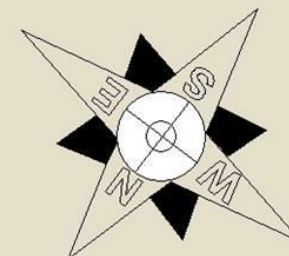
Directions

From our office at Hillier & Wilson proceed down Pound Street, leading onto Enborne Road. Continue straight ahead and the property can be found after a short distance on the left hand side, opposite The Lamb Inn public house.





Enborne Road South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1887 sq.ft. - (Excluding Office) -
For identification only - Not to scale - Hillier & Wilson LTD.

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.

