

HILLIER & WILSON

Croft Road  
Newbury



# Croft Road Newbury Berkshire RG14 7AL

A beautifully presented, extended four bedroom semi-detached family home, situated on the south side of Newbury, within the catchment area of the highly regarded St Bart's and St. Johns schools. The property benefits from gas central heating, uPVC double glazing, ample driveway parking and elevated views over Newbury towards Donnington Castle. The ground floor comprises entrance hall, cloakroom, sitting room and open plan kitchen/dining/family room with bi-folding doors to the garden. On the first floor there are three double bedrooms and family bathroom whilst on the top floor the loft has been converted to provide a spacious master bedroom with fitted wardrobes and a modern en-suite shower room. Externally, the property has driveway parking to the front and side of the house, a freestanding garage/workshop with power and light and an enclosed rear garden approaching 100 ft. in length, mostly laid to lawn with a patio area. Croft Road is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

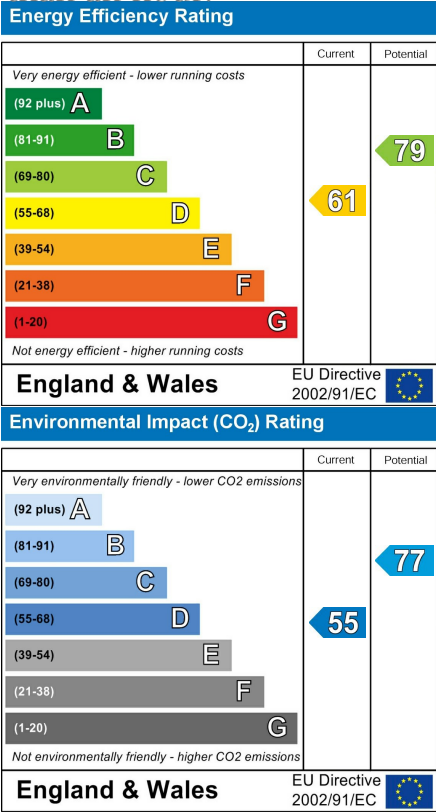
**Services:**  
Mains services are connected.

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

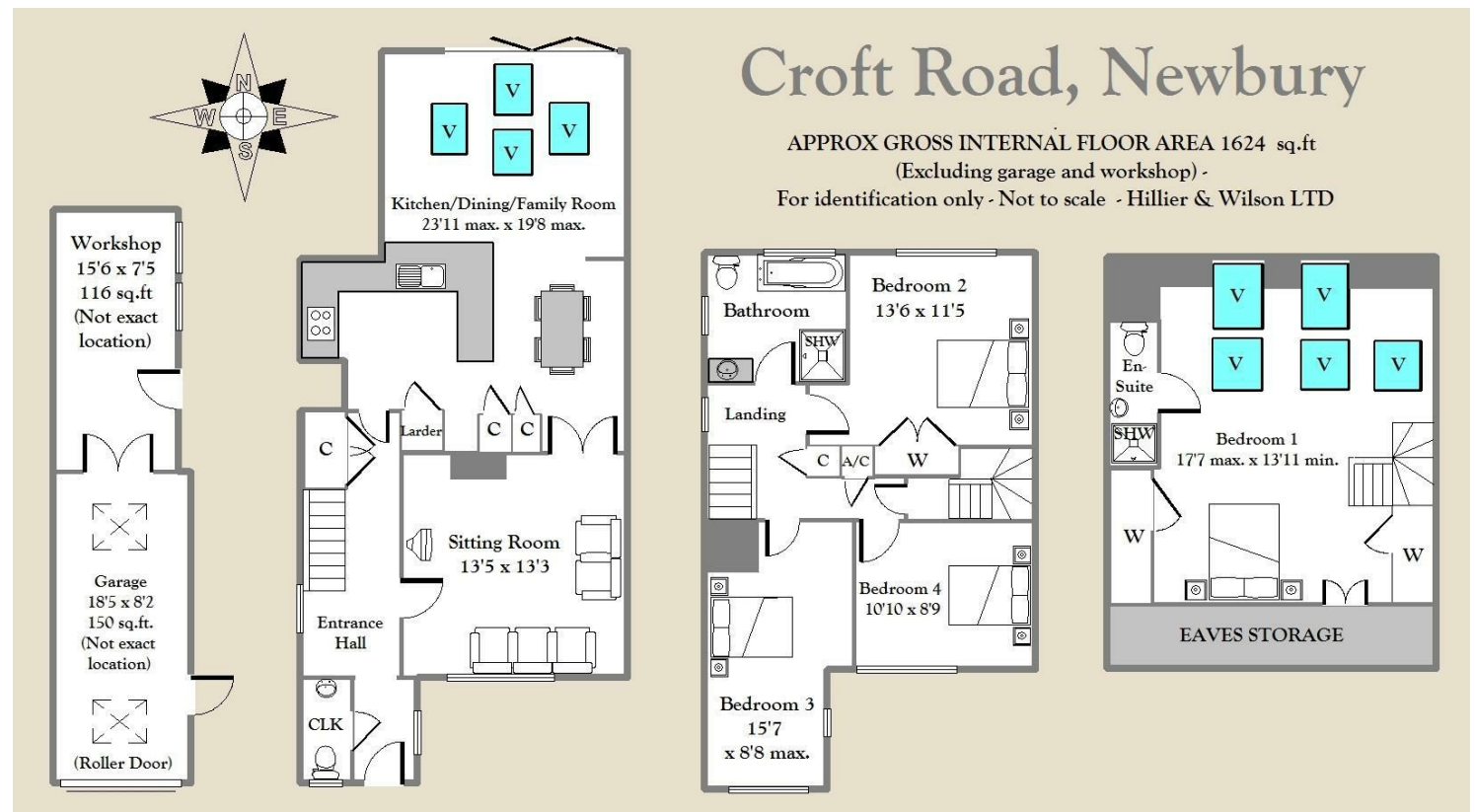
**Council Tax:**  
Band D

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

**Directions**  
From Hillier & Wilson offices proceed south along Bartholomew Street at the roundabout take the third exit up Andover Road, then take the second turning into Wendan Road and take the third turning on the left onto Croft Road and the property can be found on the left hand side.







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.



