

HILLIER & WILSON

Priory Road  
Newbury



# Priory Road Newbury West Berkshire RG14 7QT

A four/five bedroom detached chalet style bungalow with potential for an annex, located in a sought after residential road on the south side of Newbury. The property offers spacious living accommodation measuring approximately 2,000 sq.ft in size whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises porch, entrance hall, cloakroom, sitting room with log burner, modern kitchen/breakfast room, a reception and a double bedroom (both of which have built-in storage) and a Jack & Jill en-suite shower room. Upstairs, there is a principal bedroom with en-suite shower room, three further bedrooms, a large landing and a shower room. Externally there is a stunning, wraparound garden which is fully enclosed and has both lawn and patio area as well as a garage; whilst to the front of the property, there is ample off road parking via driveway. Priory Road is very conveniently 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. The property also falls within the catchment area of the highly regarded St Johns and St Barts schools. NO ONWARD CHAIN

**Services:**

Mains services are connected.

**EPC: Rating D**

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

**Council Tax:**

Band E

**Viewing:**

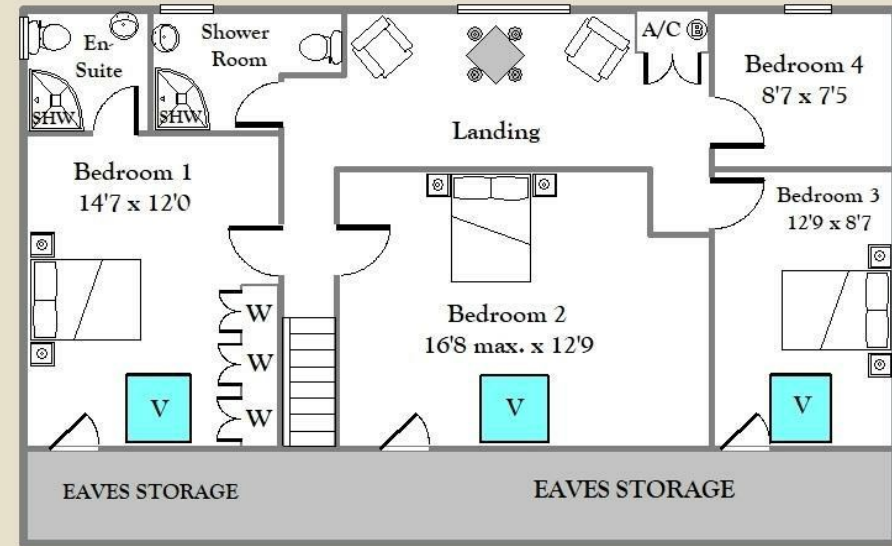
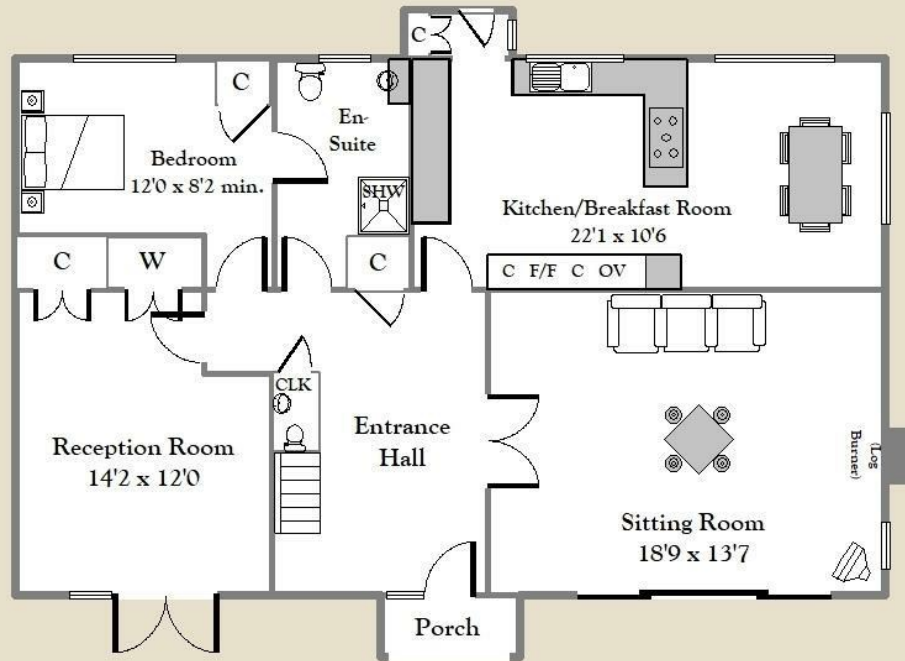
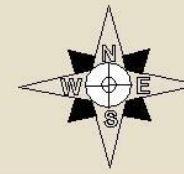
Strictly by confirmed appointment with  
**Hillier & Wilson**  
01635 522044

**Directions**

From Hillier & Wilson offices proceed south to the roundabout and continue straight over into Newtown Road. Take the second left into Priory Road, follow the road around to the right and you will find the driveway to the property after a short distance on the right hand side.



# Priory Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 1972 sq.ft. (183 sq.m) - 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.



