

HILLIER & WILSON



Enborne Grove, Newbury, RG14 6BH

Enborne Grove Newbury

A substantial four bedroom semi-detached family home located in a sought after residential area in the south of Newbury within the catchment area of the highly regarded John Rankin and St Barts schools. The property offers spacious living accommodation measuring 1,741 sq.ft in size and benefits from gas central heating, uPVC double glazing and good sized rear garden. The ground floor accommodation comprises entrance hall, cloakroom, sitting room with log burner and French doors onto the garden and a modern kitchen/breakfast room with storage cupboard. The first floor has three double bedrooms and a modern bathroom with separate shower. The top floor has a principal bedroom which currently has a removable stud wall to separate the room into two spaces, and an en-suite bathroom with separate shower. Externally there is a good sized rear garden which is mainly laid to lawn with an entertaining area inclusive of a cabin with power and light (potential for a home office) and a patio seating area. Enborne Grove is very conveniently located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.





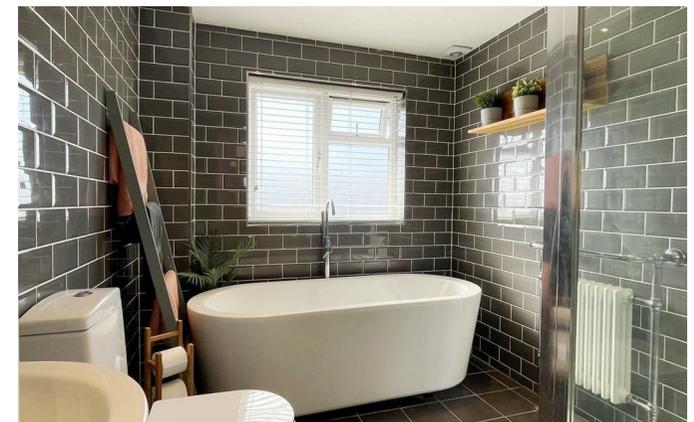
- FOUR BEDROOM FAMILY HOME
- POPULAR RESIDENTIAL AREA IN SOUTH NEWBURY
- SPACIOUS ACCOMMODATION MEASURING 1,741 SQ.FT
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
 - MODERN OPEN PLAN KITCHEN/BREAKFAST ROOM
- WALKING DISTANCE TO NEWBURY TOWN CENTRE

Services:

Mains services are connected

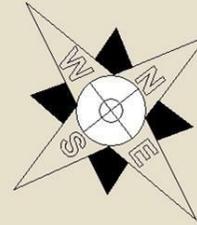
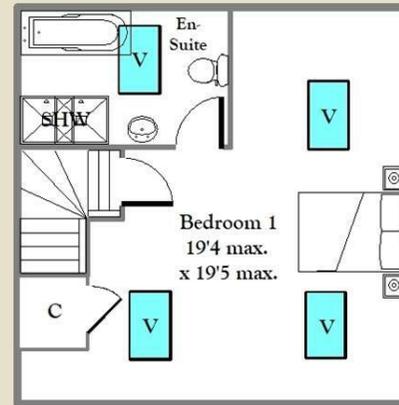
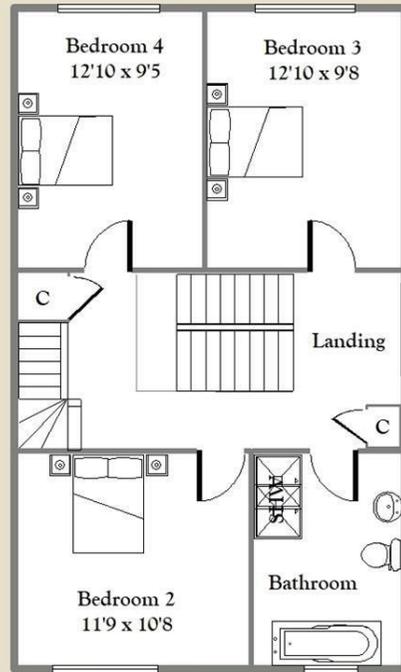
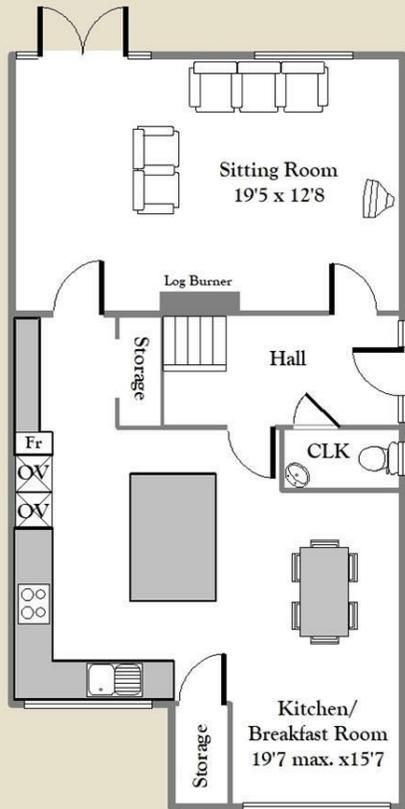
EPC: Rating: D

Council Tax: Band D



Enborne Grove, Newbury

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APPROX. GROSS INTERNAL FLOOR AREA 1741 sq.ft. (162 sq.m)
For identification only (not to scale) - Hillier & Wilson LTD



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.

HILLIER & WILSON

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