

HILLIER & WILSON



Stuart Road
Newbury

Stuart Road Newbury Berkshire RG14 6QX

A beautifully presented and substantial four bedroom semi-detached town house located in the sought-after Wash Common area of south Newbury, within the catchment of the highly-regarded Falkland primary school. The property overlooks the playing fields opposite and benefits from gas central heating, uPVC double glazing, driveway parking and an enclosed rear garden. The ground floor comprises entrance hall, cloakroom, utility, kitchen/breakfast room and open plan sitting and dining room, each with French doors to the garden. On the first floor there is the master bedroom with en-suite shower room and fitted wardrobe, two further double bedrooms - each with a fitted wardrobe, and a family bathroom with walk-in shower. On the top floor is a spacious bedroom with en-suite shower room, built in wardrobes and eaves storage space. Externally, there is ample driveway parking at the front of the house, whilst to the rear is a good-sized garden which is mostly laid to lawn with patio area, decked seating area and garden shed. Stuart Road is ideally located, just a short walk from the local amenities of Wash Common and just a short drive away from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

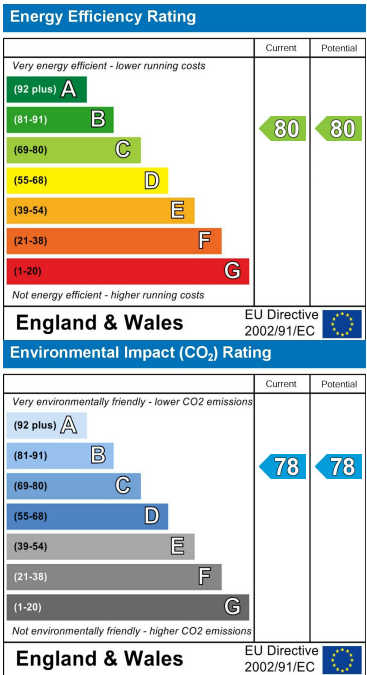
Services:
Mains services are connected.

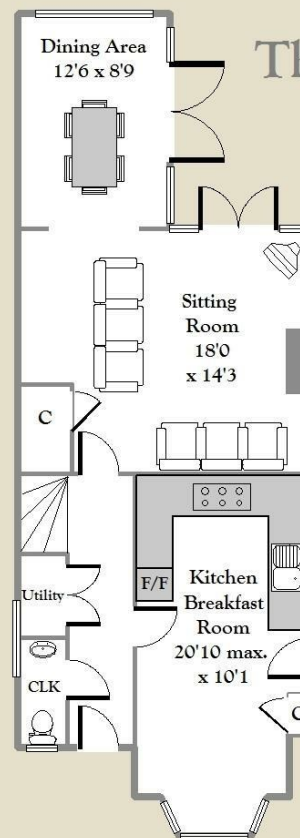
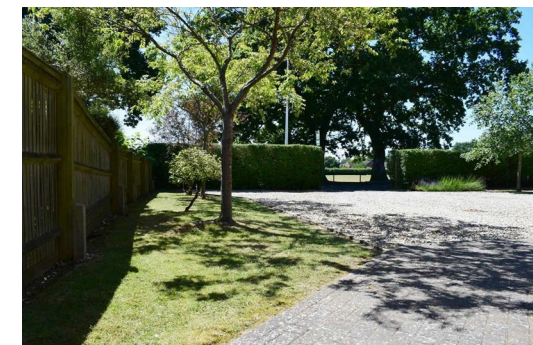
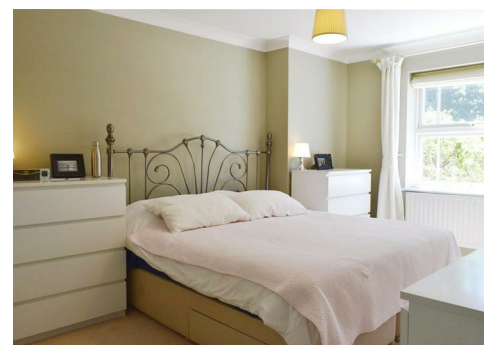
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band E

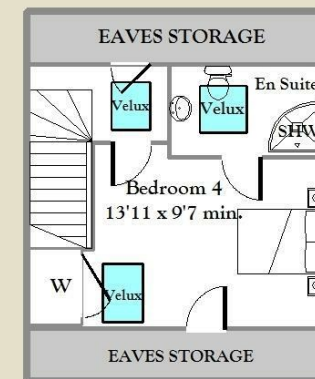
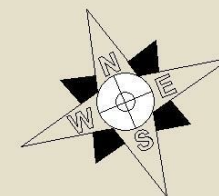
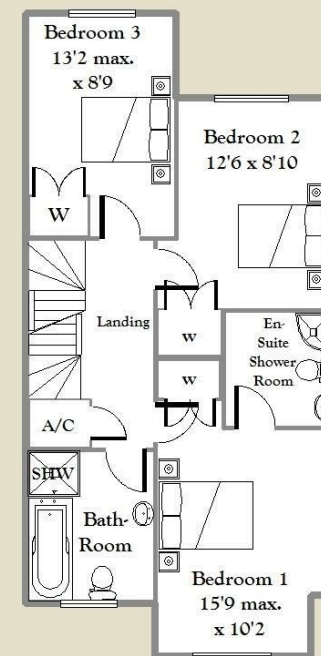
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the office of Hillier & Wilson continue along Bartholomew Street heading south. At the St. Johns roundabout take the third exit and proceed along the Andover Road to the two mini-roundabouts. Take the third exit into Essex Street, proceed along Essex Street and take the 4th left onto Battle Road. Proceed along Battle Road which turns into Stuart Road and The property can then be found on the left hand side.





The Wintermeres, South Newbury.



APPROX GROSS INTERNAL FLOOR AREA 1639 sq. ft
 Hillier & Wilson LTD
 For identification only - Not to scale

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.

