

HILLIER & WILSON



Sutton Road, Sutton Road, Speen, Newbury, RG14 1UW

Sutton Road Speen

A beautifully presented three bedroom family home located in the popular area of Speen on the north side of Newbury. The property is offered in immaculate condition and benefits from gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance porch, sitting room, modern kitchen/dining room and garden/family room with bi-folding doors onto the garden. Upstairs there are three bedrooms (two of which have built-in storage) and a family bathroom. Externally there is a landscaped rear garden which has an artificial lawn area and patio seating area, as well as access to the garage. To the front of the property there is ample off road parking via driveway. Sutton Road is conveniently located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- THREE BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXTENDED TO THE REAR BY THE CURRENT OWNER
- POPULAR SPEEN AREA OF NEWBURY
- CLOSE TO NEWBURY TOWN CENTRE
- DRIVEWAY PARKING & GARAGE

Services:

Mains services are connected

EPC: Rating D

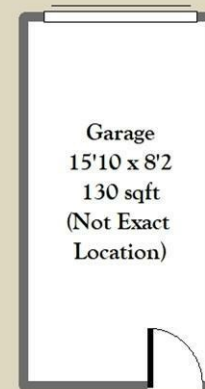
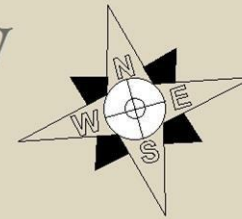
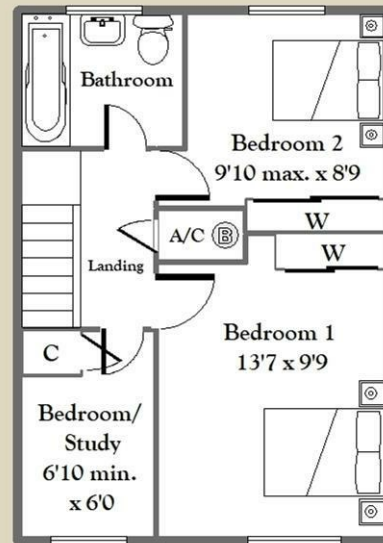
Full results can be sent on request

Council Tax: Band C

Please note: Under section 21 of the Estate Agency Act 1979 Hillier & Wilson would like to advise you that the seller of the property is an employee of Hillier & Wilson.



Sutton Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 951 sq.ft. (88 sq.m) (Excluding Garage)
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.

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