

HILLIER & WILSON



Gwyn Close
Newbury

Gwyn Close Newbury Berkshire RG14 6JB

A well-presented four bedroom detached family home with an enviable location on a highly sought-after residential road in the south of Newbury and within the catchment area of the highly regarded John Rankin and St. Barts schools. The property offers spacious living accommodation measuring in excess of 1,777 sq.ft and boasts a corner plot, whilst other benefits include gas central heating, uPVC double glazing, double garage with utility area and off road parking. The ground floor comprises entrance hall, cloakroom, sitting room, dining room, conservatory and kitchen/breakfast room. Upstairs, there is a principal bedroom with en-suite shower, three further double bedrooms (one of which has fitted wardrobes) and a family bathroom. Externally, there is an enclosed south facing rear garden which is mainly laid to lawn with mature hedge borders and a patio seating area; whilst to the front, there is off road parking via driveway. Gwyn Close is conveniently located just a short drive from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. 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 F

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

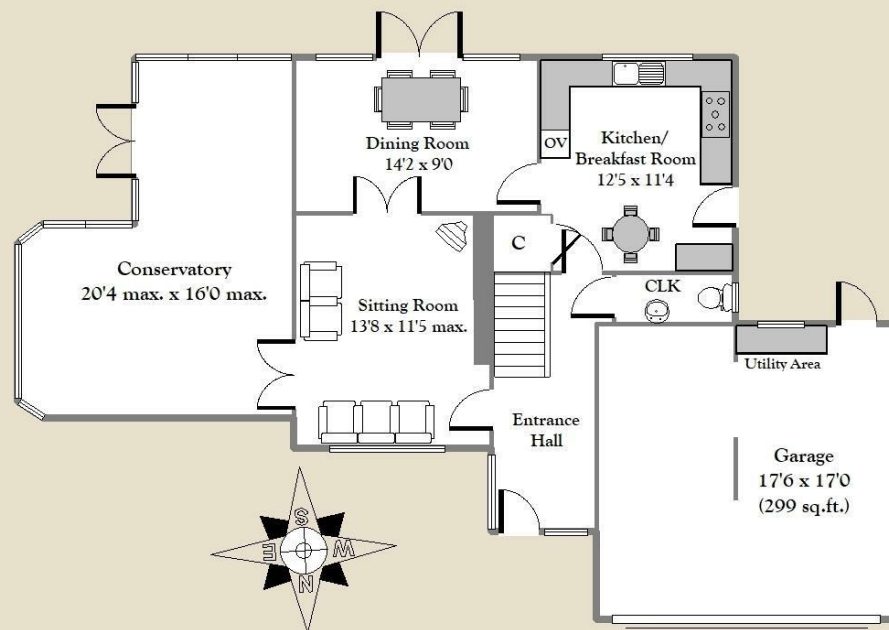
Directions

From Hillier & Wilson offices proceed south along Newtown Road to the roundabout, take the third exit along the Andover Road, take the seventh turning on your left into Gwyn Close, then the property will be found in the corner on the right hand side.





Gwyn Close, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1777 sq.ft. (165 sq.m) (Including Garage) - 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.

