

HILLIER & WILSON



Enborne Road
Newbury

Enborne Road Newbury Berkshire RG14 6AH

An extended four bedroom semi-detached family house, located on a popular road in south Newbury, within the catchment area of both the highly-regarded St John’s and St Bart’s schools. The property benefits from gas central heating, uPVC double glazing, driveway parking, garage and southerly facing rear garden. The ground floor comprises entrance hall, sitting room, stunning open plan kitchen/dining room, separate utility and a family room with French doors to the garden. Upstairs there is a master bedroom with fitted wardrobes, two further double bedrooms, an additional bedroom, a shower room and a family bathroom. Externally, the property has block paved driveway parking, a gated car-port with single garage beyond and an enclosed rear garden with patio area, lawn, two garden sheds and mature borders. Enborne Road is ideally located just a short, flat walk form 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.

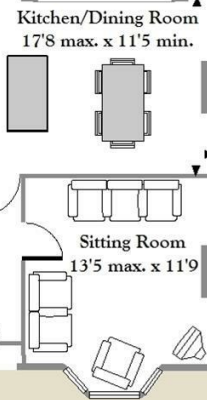
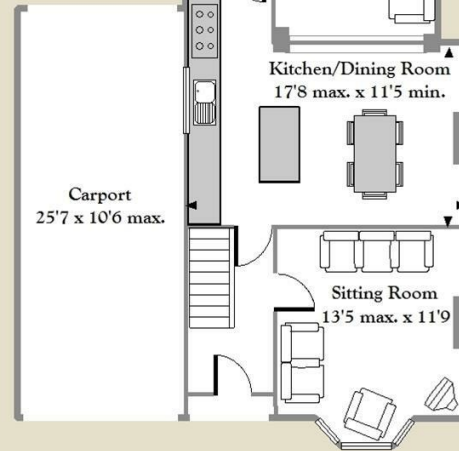
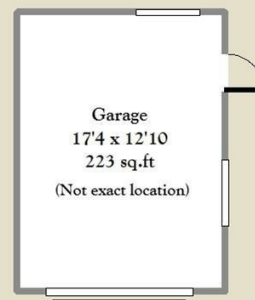
Council Tax:
Band E

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

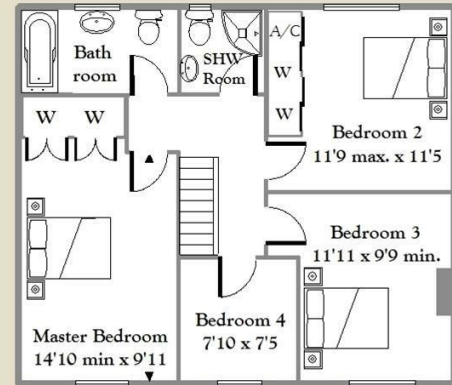
Directions
From our office at Hillier & Wilson proceed down Pound Street, leading onto Enborne Road and the property is a short distance down on your left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC





34 Enborne Road
South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1358 sq.ft.
(Excluding Garage) 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.

