

HILLIER & WILSON



Conifer Crest  
Newbury



# Conifer Crest Newbury Berkshire RG14 6RS

A substantial four bedroom detached family house in need of a little modernisation, located on a sought after residential road in Wash Common, within the catchment of the highly regarded Falkland and Park House schools. The property has potential to extend (subject to usual consents) whilst other benefits include a large flat plot measuring 0.28 acres, gas central heating and uPVC double glazing. The ground floor comprises entrance hall, cloakroom, dining room, kitchen and sitting room with French doors onto the garden. Upstairs, there is a master bedroom with newly fitted en-suite shower room, two double bedrooms (one of which has built-in wardrobes), a further bedroom and a family bathroom. Externally, the property has an enclosed west facing rear garden which is mainly laid to lawn, whilst to the front there is ample off road parking via stone driveway and a double garage. Conifer Crest is ideally located close to the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. There are regular direct rail links from Newbury station to London Paddington taking less than an hour.

NO ONWARD CHAIN

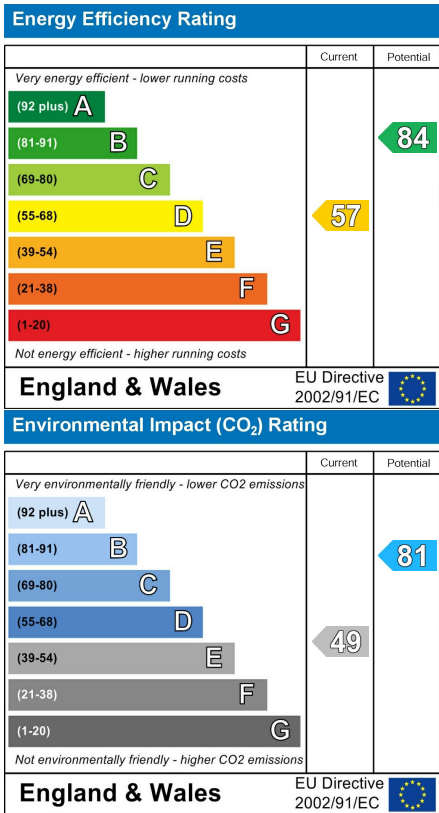
**Services:**  
Mains services are connected.

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

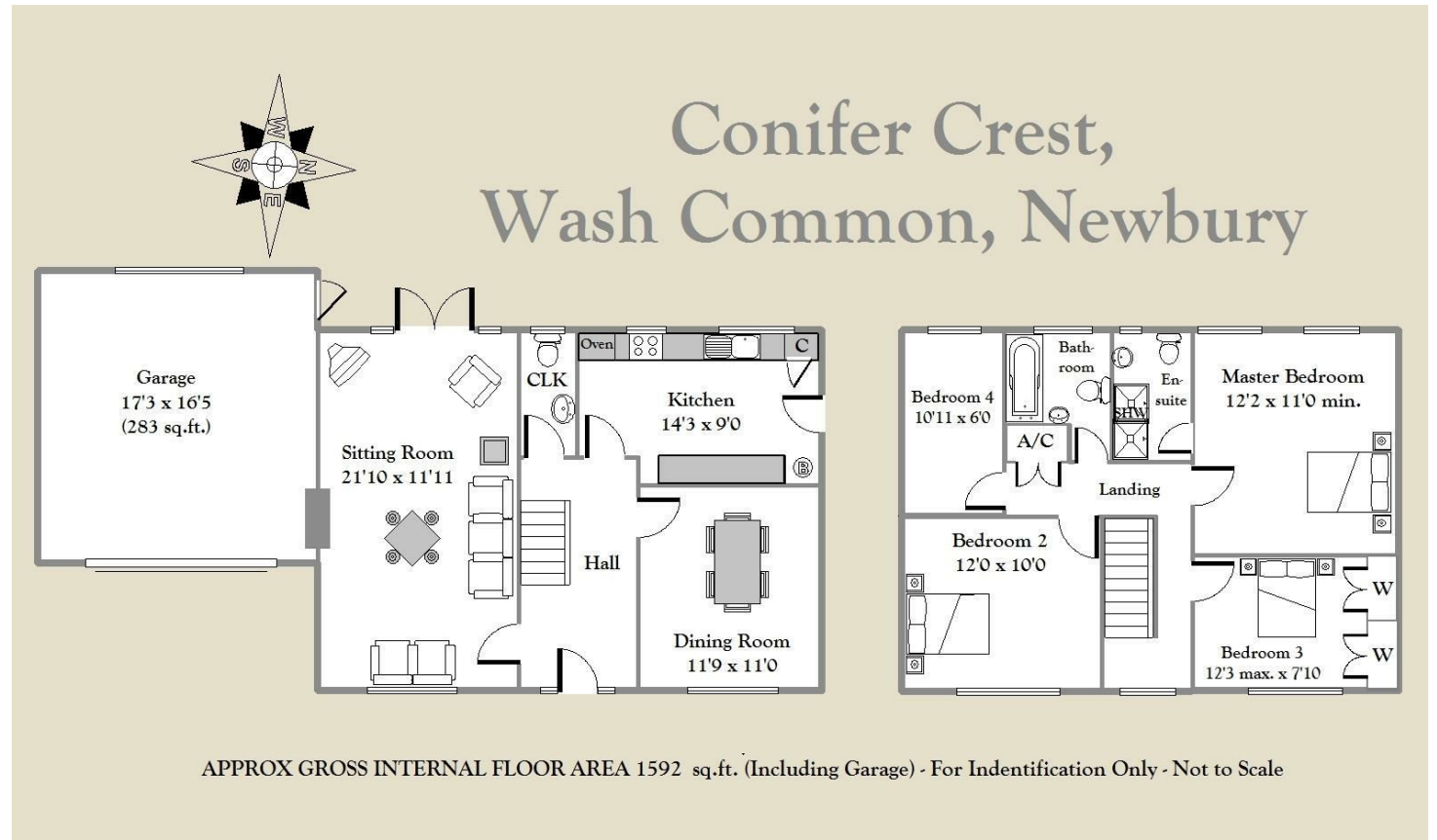
**Council Tax:**  
Band F

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

**Directions**  
From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road carry on until you reach the two mini roundabouts, take the second exit continuing along the Andover Road and take the seventh turning on the right onto Conifer Crest. Follow the road down the hill and take the first left, then follow the road around to the right where the property can be found on the left.







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.



