

HILLIER & WILSON



Erleigh Dene, Newbury, RG14 6JG

Tel: 01635 522044

Guide Price £425,000

Erleigh Dene, Newbury

A three bedroom family home located in a sought after cul-de-sac on the south side of Newbury, just a stones throw from St Barts school. The property offers good sized living accommodation with further potential to extend (subject to the usual consents) and benefits from gas central heating, uPVC double glazing and off road parking. The ground floor comprises entrance hall, cloakroom, sitting room, dining area, kitchen and store room. Upstairs there are three double bedrooms, two of which have built-in wardrobes and one of which has a balcony, and a family bathroom with separate shower. Externally there is a generous 70ft long rear garden which has both lawn and patio areas along with mature flower bed and hedge border.

To the front of the property there is off road parking via driveway. Erleigh Dene is a very popular road due to the convenient location close to Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

NO ONWARD CHAIN





- THREE BEDROOM FAMILY HOME
- SOUGHT AFTER CUL-DE-SAC LOCATION
 - ST. BARTS SCHOOL CATCHMENT
- SHORT DISTANCE FROM NEWBURY TOWN
- OFF ROAD PARKING AND GENEROUS GARDEN
- NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating

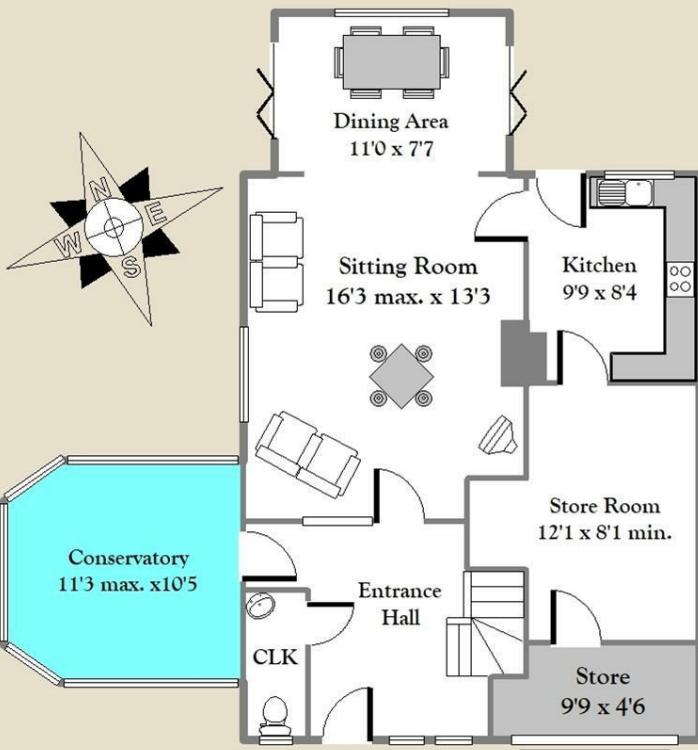
Full results can be sent on request

Council Tax: Band D

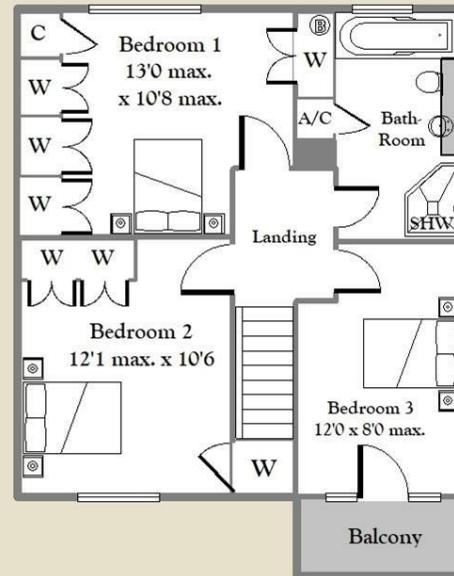


Erleigh Dene

Newbury



APPROX GROSS INTERNAL FLOOR AREA 1301 sq.ft. (120 sq.m) - For identification only - Not to scale
 Hillier & Wilson LTD



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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.

HILLIER & WILSON
 Bartholomew House
 64 Bartholomew Street
 Newbury
 Berkshire
 RG14 7BE

Tel: 01635 522044
 Email: sales@HillierandWilson.co.uk