

HILLIER & WILSON



Stoney Lane, Newbury, RG14 2NH

Stoney Lane, Newbury

A well-presented three bedroom detached bungalow located on the north side of Newbury, just a short drive from Newbury town centre. The property offers potential to extend and convert (subject to the usual consents) and has versatile living accommodation, whilst other benefits include gas central heating, uPVC double glazing, off road parking and garage. The accommodation comprises entrance hall, three double bedrooms, wet room, kitchen and sitting room with French doors out onto the garden. Externally, there is an easterly facing garden which has both lawn and stoned areas, as well as a patio seating area and a shed/workshop which could be used as a home office, and also has a separate storage facility. To the front of the property there is off road parking via driveway as well as access to the garage. Stoney Lane is conveniently located for the A4, the M4 at junction 13 and the A34 are also easily accessible. Newbury train station provides direct links to London Paddington taking less than an hour. NO ONWARD CHAIN





- THREE BEDROOM DETACHED BUNGALOW
- VERSATILE LIVING ACCOMODATION
- SHED/WORKSHOP & STORAGE FACILITY
- WELL MAINTAINED GARDEN
- OFF ROAD PARKING AND GARAGE
- NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating D

Full results can be sent on request

Council Tax:

Band E

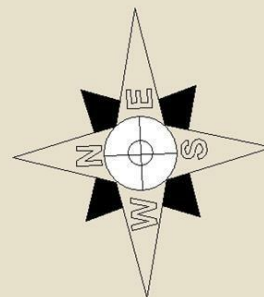
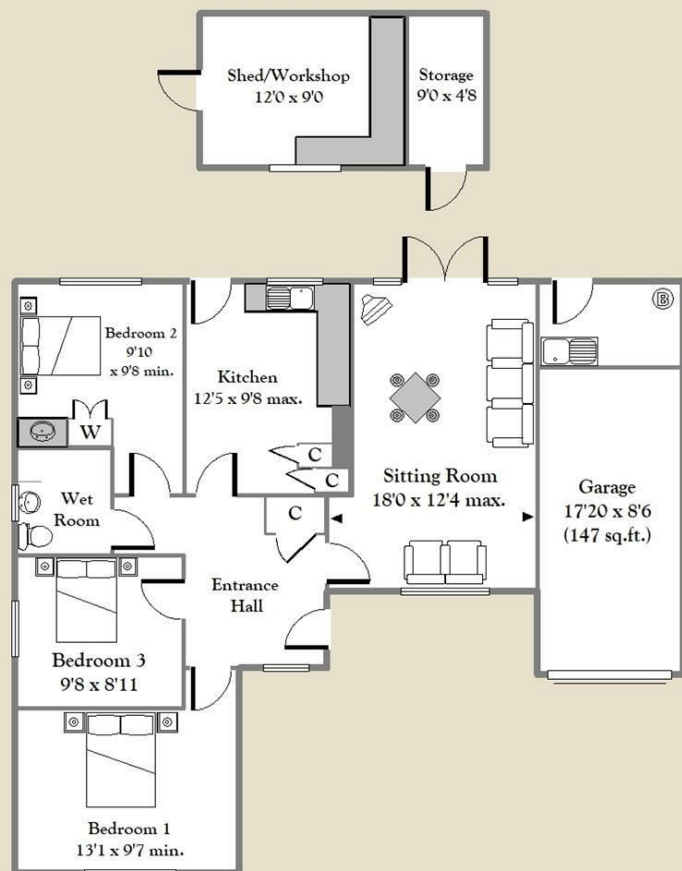


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(Not exact location)



**APPROX GROSS INTERNAL
FLOOR AREA 1003 sq.ft. (93 sq.m)
(Including Garage
& Excluding Shed/Workshop/Storage)
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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