

HILLIER & WILSON



Craven Road
Newbury

Craven Road Newbury Berkshire RG14 5NR

An attractive Victorian four bedroom semi-detached family house, ideally located in the popular West Fields area of Newbury town centre, within the catchment of both the highly-regarded St John’s primary and St Bart’s secondary schools. The property benefits from gas central heating, driveway parking and many original period features including doors, sash windows, flooring and woodwork. The spacious accommodation is arranged over three floors with the ground floor comprising entrance hall, sitting room with gas fireplace, dining room with French doors to the garden and a contemporary, recently re-fitted kitchen/breakfast room with Quartz work surfaces, sliding doors to the garden and a separate cloakroom. On the first floor there is a spacious master bedroom with en-suite shower room and fitted wardrobes, two further double bedrooms and a family bathroom. On the top floor is a study area and an additional double bedroom with fitted wardrobes. Externally, the property has a gravel driveway to the front of the house with gated side access. To the rear is an enclosed, part-walled garden with two spacious patio areas and lawn bordered by plants and shrubs. Craven Road is just a short walk from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

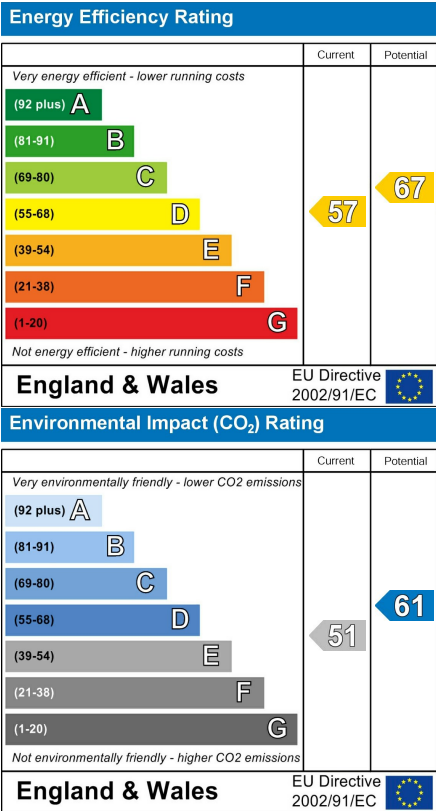
Services:
Mains services are connected.

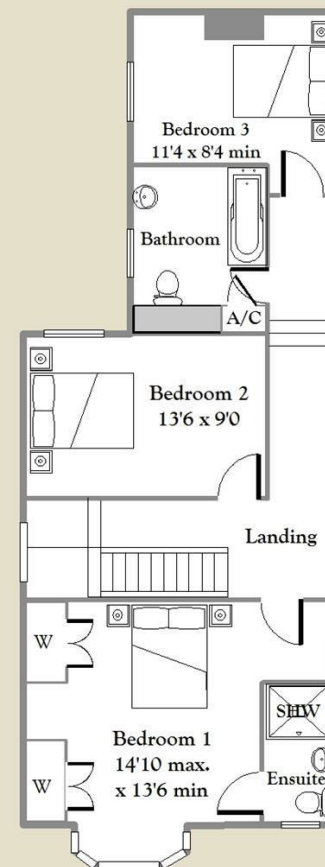
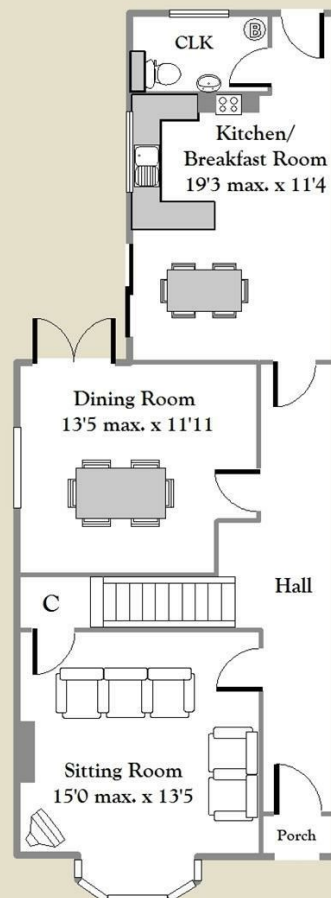
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band E

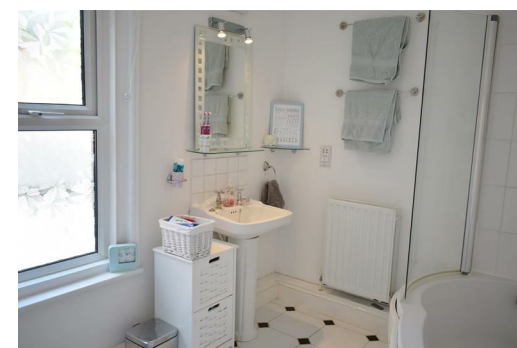
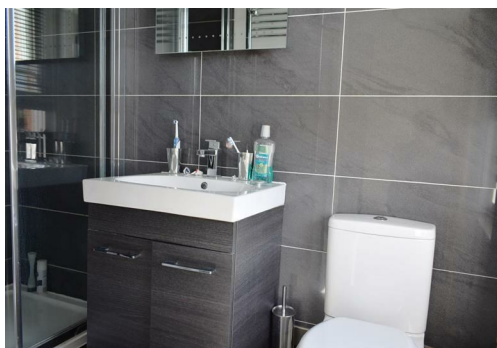
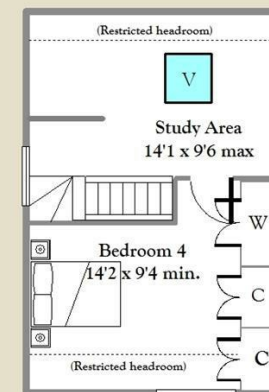
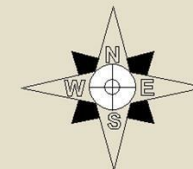
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices proceed west along Pound Street which becomes Enborne Road. Take the first right onto Rockingham Road, proceed down Rockingham Road until you come to T junction. Turn left onto Craven Road, a short distance along Craven Road the property can be found on the right hand side.





APPROX. GROSS INTERNAL
FLOOR AREA 2041 sq.ft.
For identification only - Not to scale



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.

