HILLIER & WILSON



Oaken Grove, Newbury, RG14 6DX

Oaken Grove, Newbury

A charming three bedroom detached bungalow with great potential to extend (STPP) situated on a peaceful residential cul-de-sac with views overlooking nearby playing fields.

The property benefits from being a flat walk to local amenities as well as access into Newbury town centre and surrounding countryside which makes it ideal for walks. Other benefits include the potential to convert the loft into living accommodation (STPP), off-road parking via a block paved driveway and garage, gas central heating and uPVC double glazing.

The property comprises a dining hall, dual aspect sitting room, kitchen, shower room and three well-proportioned bedrooms. There is also an integral garage adjoining the property.

Externally, the private rear garden is easy to maintain with a section of lawn and a large patio area which is enclosed on two sides by established hedges and a fence. To the front of the property there is a south-facing garden and block paved driveway.

Oaken Grove falls within the catchment area of the highly regarded local schools, John Rankin and St Bart's, and is ideally located a short distance from Newbury town centre and mainline railway station which provides regular, direct, links to London Paddington taking less than an hour.

** NO ONWARD CHAIN **









- CHARMING THREE BEDROOM DETACHED BUNGALOW
- HUGE POTENTIAL TO EXTEND (STPP)
- JOHN RANKIN & ST BART'S SCHOOL CATCHMENT
- EASILY MAINTAINABLE REAR GARDEN
- OFF-ROAD PARKING VIA DRIVEWAY & GARAGE
- **NO ONWARD CHAIN**

Services: Mains services are connected

EPC: TBC
Full results can be sent on request

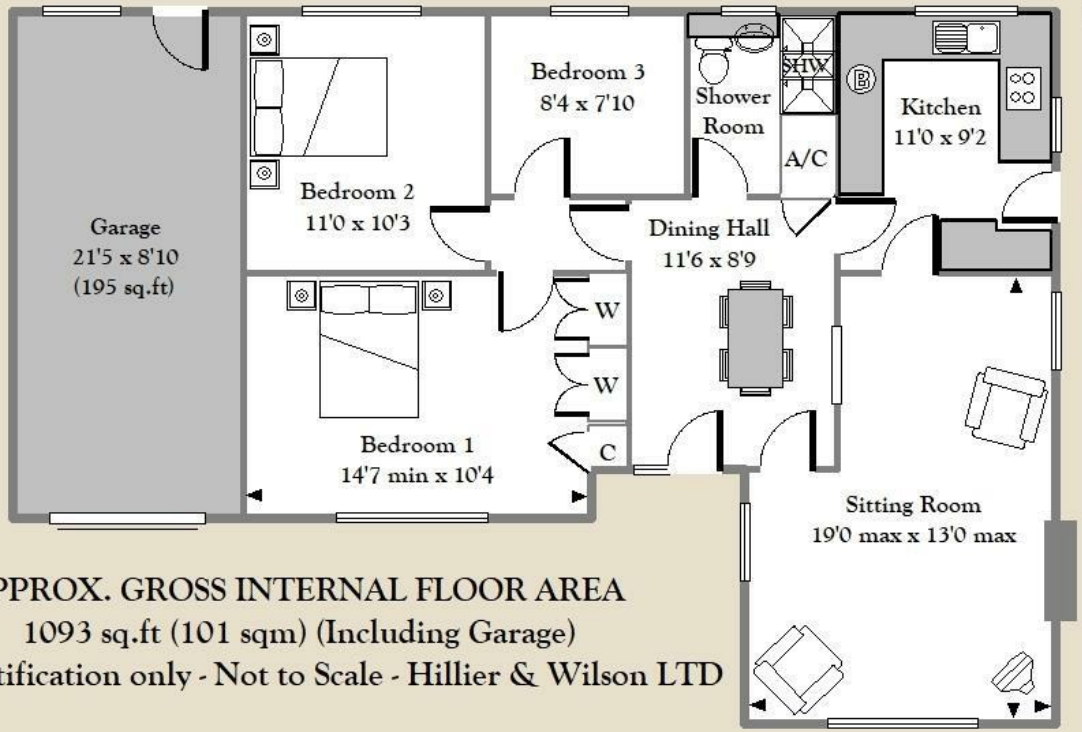
Council Tax: Band D







Oaken Grove, Newbury



APPROX. GROSS INTERNAL FLOOR AREA
1093 sq.ft (101 sqm) (Including Garage)
For identification only - Not to Scale - Hillier & Wilson LTD

HILLIER & WILSON







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.

