

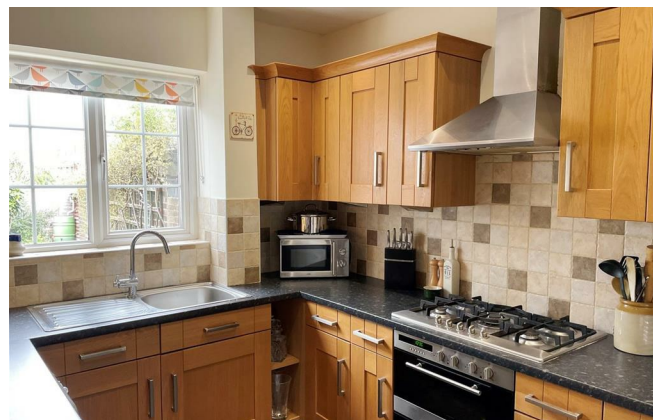
# HILLIER & WILSON



Lingfield Road, Newbury, RG14 7SE

## Lingfield Road Newbury

A beautifully presented three bedroom family home located in a popular area on the south side of Newbury. The property offers spacious living accommodation and benefits from gas central heating, uPVC double glazing, detached garage and off road parking. The ground floor comprises porch, sitting room with log burner, dining room, kitchen with pantry cupboard and a garden room. Upstairs, there are two double bedrooms (one of which has built-in wardrobe), a further bedroom and a family bathroom. Externally, there is a well-kept rear garden which has both lawn and patio area, a home office/shed and access to the garage which could be used as a workshop. To the front of the road, there is a lawn area along with off road parking via driveway and gates leading through to a car port for further parking. Lingfield Road is conveniently located for Newbury Racecourse, Stroud Green and Newbury town centre which are all within walking distance of the house. Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour. There are also excellent road links via the A34 and M4 motorway.





- THREE BEDROOM FAMILY HOME
  - BEAUTIFULLY PRESENTED THROUGHOUT
- WELL PROPORTIONED LIVING SPACE
- POPULAR LOCATION CLOSE TO STROUD GREEN
- HOME OFFICE/SHED IN THE GARDEN
- DRIVEWAY PARKING & GARAGE

Services:

Mains services are connected

EPC: Rating D

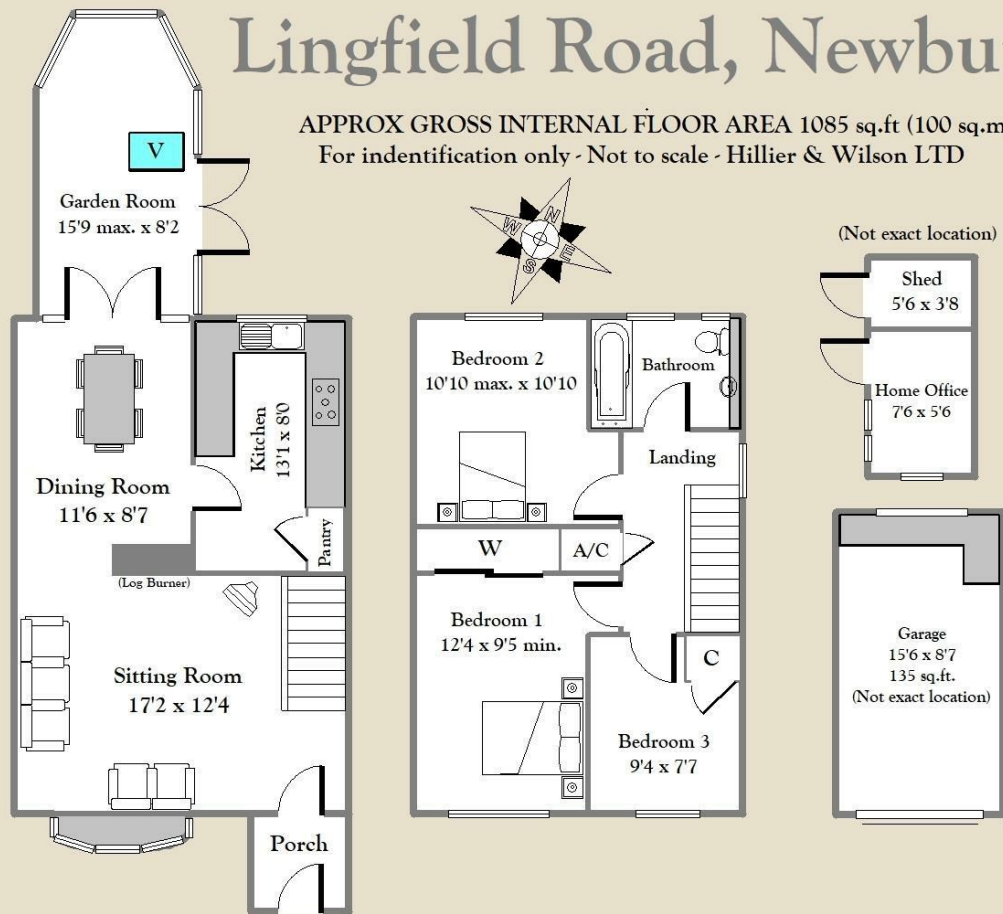
Full results can be sent on request

Council Tax: Band D



# Lingfield Road, Newbury

APPROX GROSS INTERNAL FLOOR AREA 1085 sq.ft (100 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.

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