

# HILLIER & WILSON



Howard Road, Newbury



## Howard Road, Newbury

A beautifully presented four double bedroom Edwardian detached family home located in a desirable residential road on the south side of Newbury town centre and falls within the catchment area of the highly regarded St Johns and St Barts schools. The property has been fully modernised by the current owners and boasts an abundance of original features, including fireplaces. Benefits include gas central heating with water underfloor heating in the modern extension, majority handmade wooden sash double glazing and off road parking. The ground floor comprises porch, entrance hall, sitting room with log burner, dining room, family room with log burner, cloakroom, utility room, home office and kitchen/breakfast room with Neff appliances and granite work surfaces. Upstairs there is a principal bedroom with en-suite shower room and fitted wardrobes, three further double bedrooms and a modern family bathroom with separate shower cubicle. Externally there is a well-maintained, enclosed rear garden which measures in excess of 130ft in length and is mainly laid to lawn with mature hedge borders, a patio seating area and a brick shed with power and light. To the front, there is off road parking via natural stone pavesetts driveway. Howard Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.







- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
- FULLY MODERNISED BY THE CURRENT OWNERS
- KITCHEN/BREAKFAST ROOM WITH NEFF APPLIANCES
- LOCATED IN A DESIRABLE RESIDENTIAL ROAD
- GARDEN MEASURING IN EXCESS OF 130FT IN LENGTH

Services:  
Mains services are connected

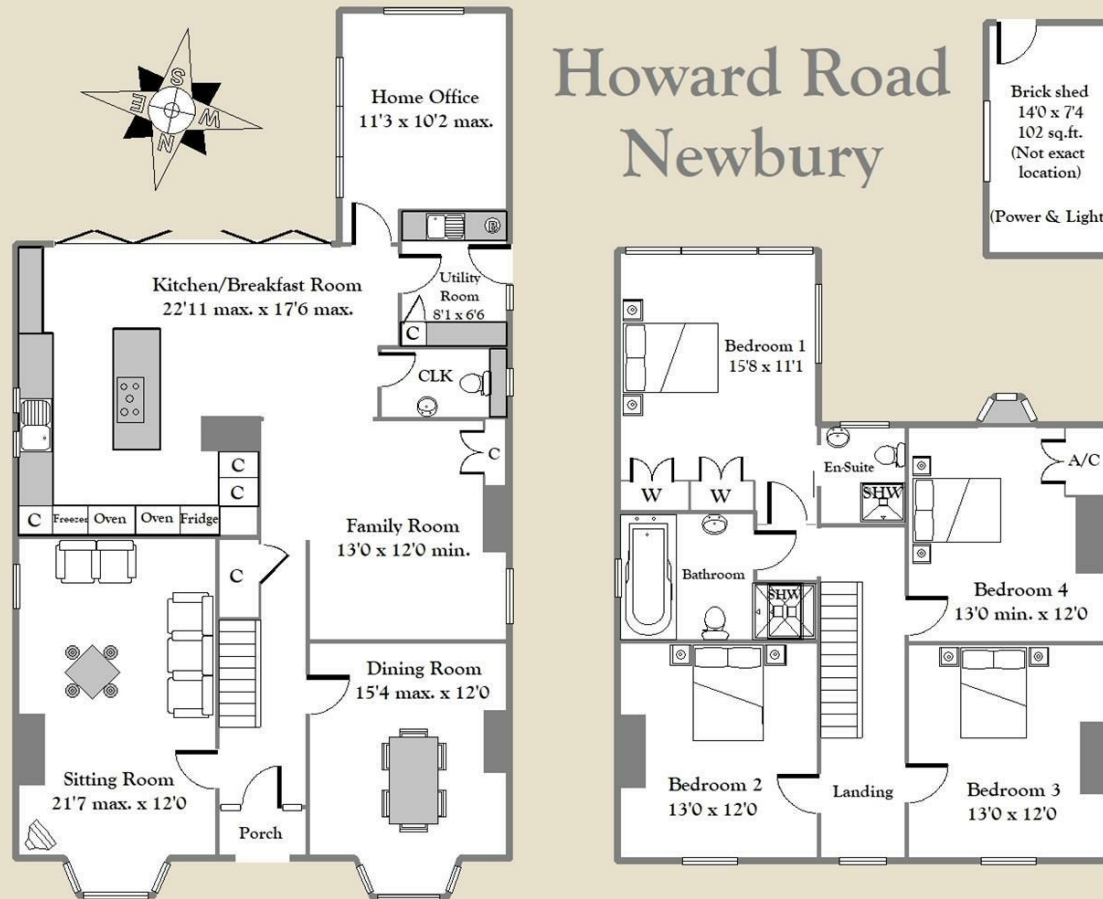
EPC: Rating D  
Full results can be  
sent on request

Council Tax:  
Band E





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APPROX. GROSS INTERNAL FLOOR AREA 2248 sq.ft. (208 sq.m) (Excluding Brick Shed)  
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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