

# HILLIER & WILSON



Barn Crescent, Newbury, RG14 6HD



## Barn Crescent Newbury

A beautifully presented three bedroom family home located in a popular area of south Newbury, within the catchment area of the well-regarded St Bart's School. The property is offered in immaculate condition throughout and benefits from gas central heating, uPVC double glazing, rear garden measuring 120ft in length and off road parking via driveway. The ground floor comprises entrance hall, sitting room with log burner and French doors onto the garden and a modern kitchen/breakfast room. Upstairs there are three bedrooms (two of which have built-in wardrobes) and a family bathroom. Externally there is a stunning rear garden which is mainly laid to lawn with mature hedge borders, a vegetable patch and a patio seating area. To the front of the property there is off road parking via driveway. Barn Crescent is conveniently located for the shops and amenities of Wash Common within walking distance, whilst Newbury town centre and mainline railway station are just a short drive away.







- THREE BEDROOM SEMI-DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- POPULAR AREA IN THE SOUTH OF NEWBURY
- GARDEN MEASURING 120FT IN LENGTH
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- OFF ROAD PARKING VIA DRIVEWAY

Services:

Mains services are connected

EPC: Rating C

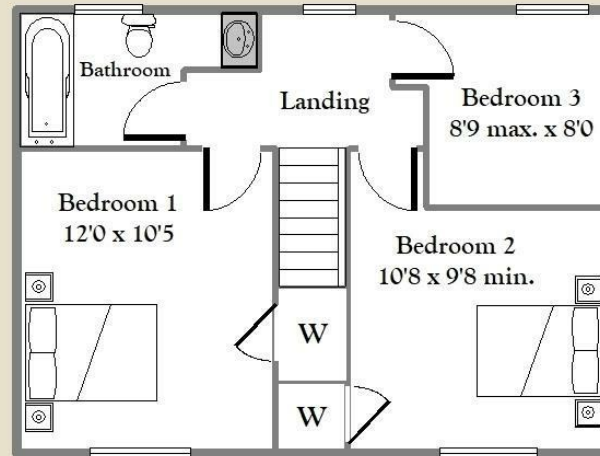
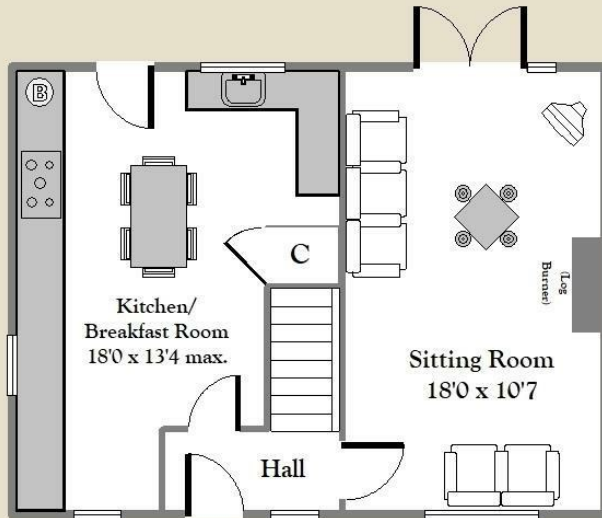
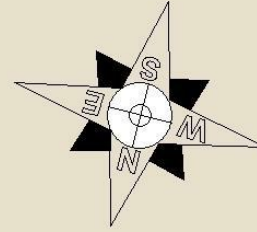
Full results can be sent on request

Council Tax: Band C

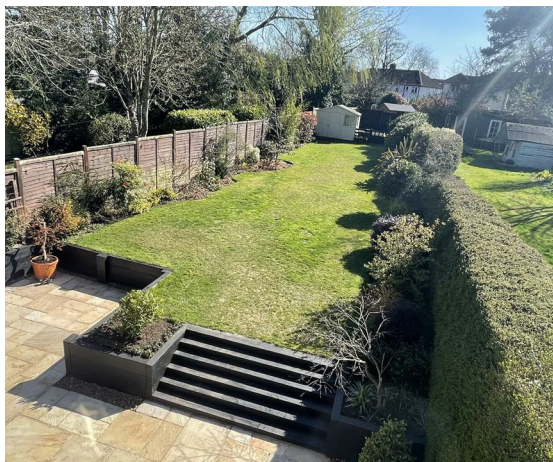




# Barn Crescent, Newbury



APPROX.GROSS INTERNAL FLOOR AREA 924 sq.ft. (85 sq.m)  
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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