

HILLIER & WILSON



Conifers, Pyle Hill, Newbury, RG14 7JJ

Pyle Hill, Newbury

A three bedroom semi-detached family home boasting a large plot, located beside Stroud Green. The property offers potential to extend (subject to the usual consents) and benefits from gas central heating, uPVC double glazing, detached garage and ample off road parking.

The ground floor comprises entrance, cloakroom, sitting room, dining room, kitchen and conservatory. Upstairs there are three bedrooms and a family shower room. Externally there is an enclosed rear garden which is paved with a shed and greenhouse, whilst to the front of the property there is a lawn area, along with a patio seating area and a detached garage.

Pyle Hill sits beside Stroud Green field which is ideal for dog walking, and also Newbury town centre is just a short distance away, along with the mainline railway station which provides regular direct links to London Paddington taking less than an hour. The property always falls within the catchment area of the highly regarded Park House school.

NO ONWARD CHAIN





- THREE BEDROOM SEMI-DETACHED HOME
- LOCATED BESIDE STROUD GREEN FIELD
- GENEROUS SIZED PLOT
- POTENTIAL TO EXTEND (STTC)
- DETACHED GARAGE & OFF ROAD PARKING
- NO ONWARD CHAIN

Services:

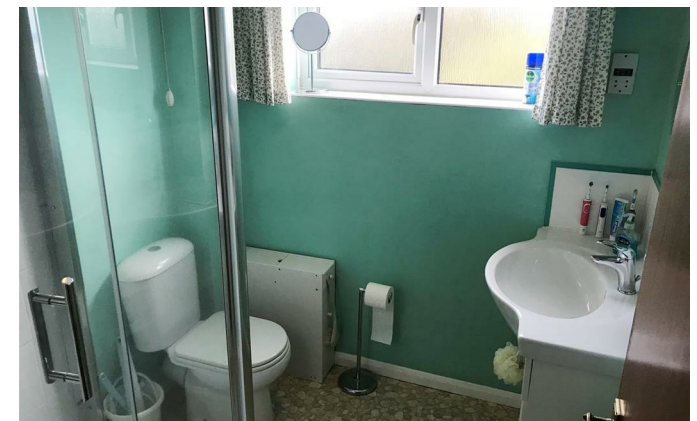
Mains services are connected

EPC: Rating D

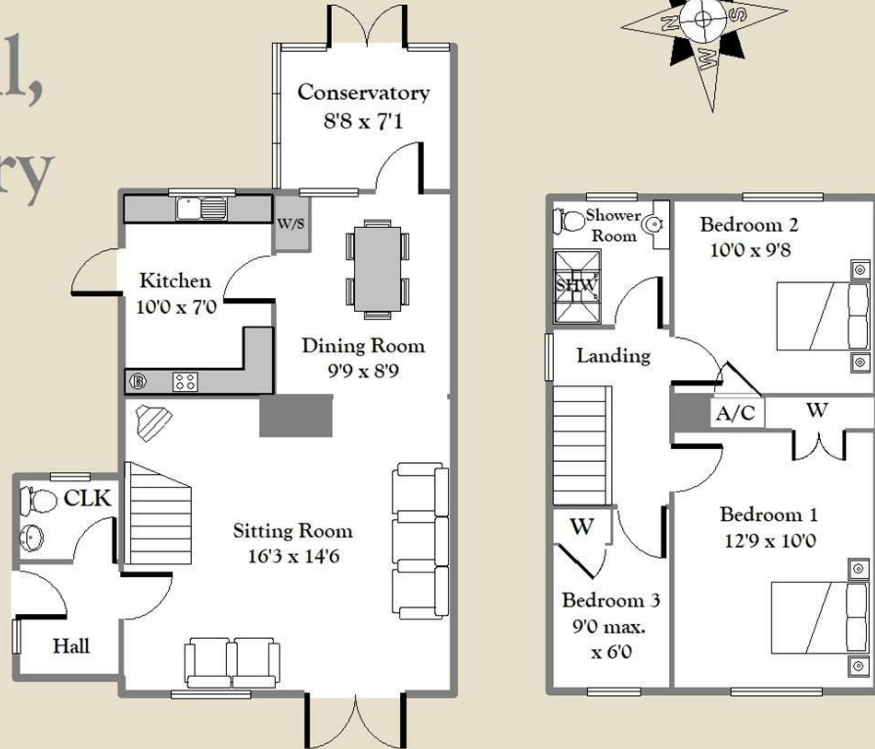
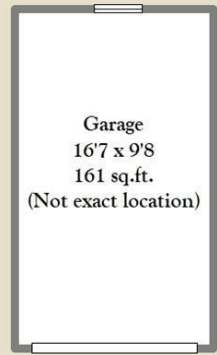
Full results can be sent on request

Council Tax:

Band D



Pyle Hill, Newbury



APPROX.GROSS INTERNAL FLOOR AREA 878 sq.ft (81 sq.m) (Excluding Garage) For identification only
Not to scale - Hillier & Wilson LTD



HILLIER & WILSON

HILLIER & WILSON

Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

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.

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk

