

HILLIER & WILSON



Highfield Road, Newbury, RG14 7AQ

Highfield Road Newbury

A three bedroom semi-detached family home located in a sought after cul-de-sac on the south side of Newbury. The characterful property offers potential to extend and convert (subject to the usual consents) whilst other benefits include gas combi central heating, uPVC double glazing and off road parking. The ground floor comprises porch, entrance hall, sitting room, dining room, cloakroom, utility cupboard and kitchen/breakfast room. Upstairs there are three bedrooms (two of which have built-in wardrobes) and a family bathroom with separate shower. Externally there is a well-kept rear garden which measures 90ft in length and has both lawn and patio areas, mature borders and a raised decked area. To the front of the property, there is off road parking via driveway. Highfield 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. It also falls within the catchment area of the highly regarded St Johns and St Barts schools.

NO ONWARD CHAIN





- THREE BEDROOM SEMI-DETACHED
- SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
- POTENTIAL TO EXTEND & CONVERT (STTC)
- OFF ROAD PARKING VIA DRIVEWAY
- ST JOHNS & ST BARTS SCHOOL CATCHMENT
- NO ONWARD CHAIN

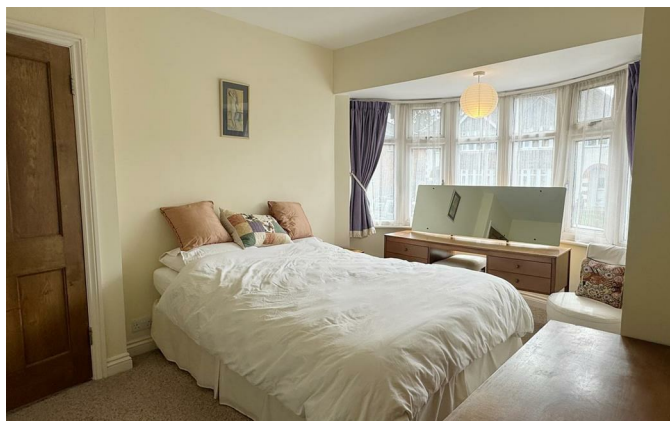
Services:

Mains services are connected

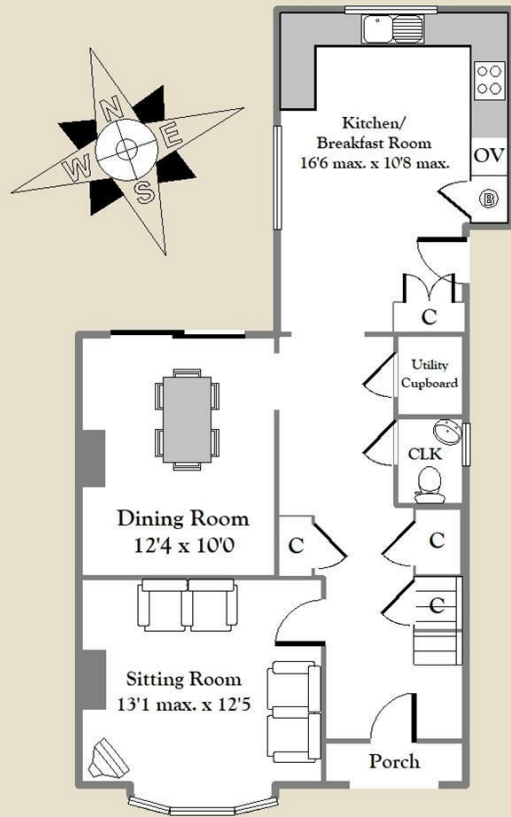
EPC: Rating C

Full results can be sent on request

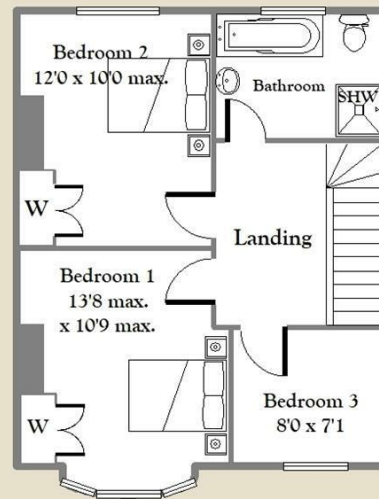
Council Tax: Band D



HILLIER & WILSON



Highfield Road Highclere



APPROX. GROSS INTERNAL FLOOR AREA 1103 sq.ft. (102 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.

HILLIER & WILSON

Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk