



HILLIER & WILSON

Hampstead Norreys
Road
Hermitage

Hampstead Norreys Road Hermitage West Berkshire RG18 9RZ

A beautifully presented semi-detached, three storey town house ideally located in the popular village of Hermitage. The property falls within the catchment of the highly regarded Downs Senior School and Hermitage Primary school which has recently received a good Ofsted report. Arranged over three floors the ground floor comprises entrance hall, cloakroom, utility area, kitchen/breakfast room, sitting/dining room with bi-folding doors onto the garden and atrium filling the room with light. On the first floor is the master bedroom with en-suite shower room and fitted wardrobe, two further double bedrooms with fitted wardrobes and a family bathroom. The third floor has a fourth double bedroom with an en-suite shower room and eaves storage. Externally, there is parking to the front of the house and to the rear a beautiful well maintained garden approx. 100ft in length with large patio area and steps up to the lawn with pathway leading to a secluded wooded area filled with mature trees.

Services:
Mains services are connected.

EPC:
Full results of Energy Performance Certificate can be sent on request.

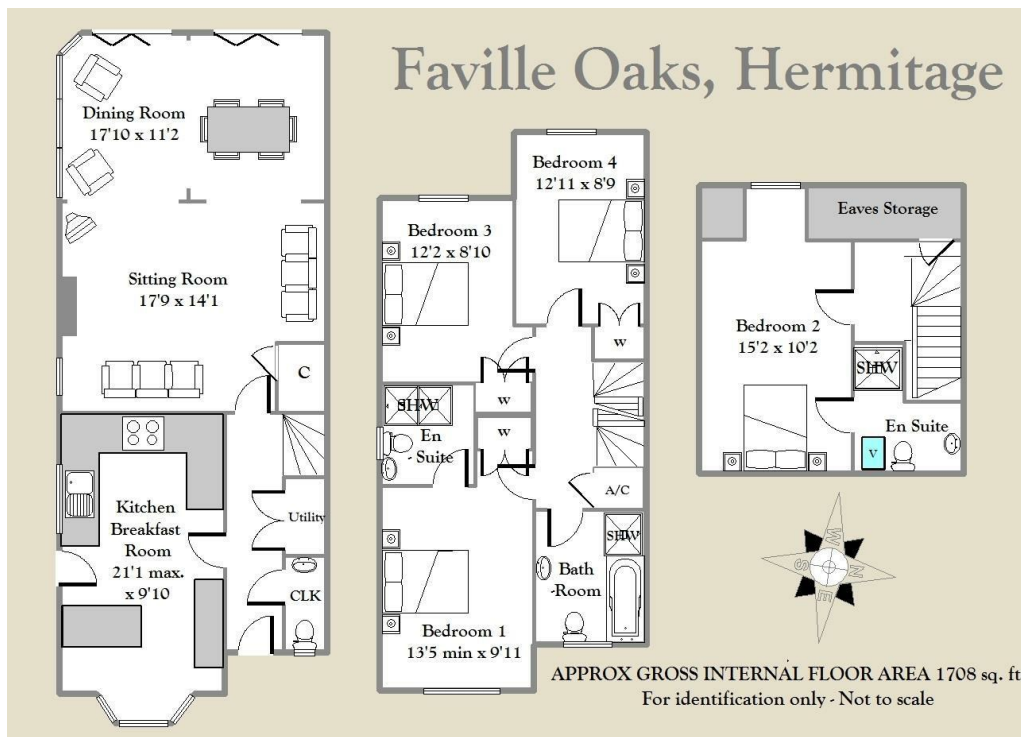
Council Tax:
Band E

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the Robin Hood roundabout follow signs to Hermitage on the B4009, after several miles pass through the village past the village shop on your left, and past the Fox Inn on your right hand side. The property can then be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	80	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC





Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

