

HILLIER & WILSON



Enborne Road
Newbury

Enborne Road Newbury Berkshire RG14 6AH

A substantial five bedroom detached family house, enviably located on the south side of Newbury town centre, within the catchment area of both the highly-regarded St John’s primary and St Bart’s secondary schools. The property offers potential to convert the loft (subject to the usual consents) whilst other benefits include gas central heating, uPVC double glazing, southerly-facing rear garden, garage and two driveways. The ground floor comprises porch, entrance hall, cloakroom, bright and airy kitchen/breakfast room with vaulted glass roof, sitting room with fireplace and French doors to the garden, dining room and study/family room. Upstairs there is a master bedroom with fitted wardrobe and en-suite shower room, a second double bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms (two of which have fitted wardrobes) and a modern family bathroom. Externally there is block-paved gated driveway parking to the front of the house, an integral single garage and to the rear, an enclosed, very private garden with a patio area and lawn bordered by mature plants and shrubs. Enborne Road is ideally located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

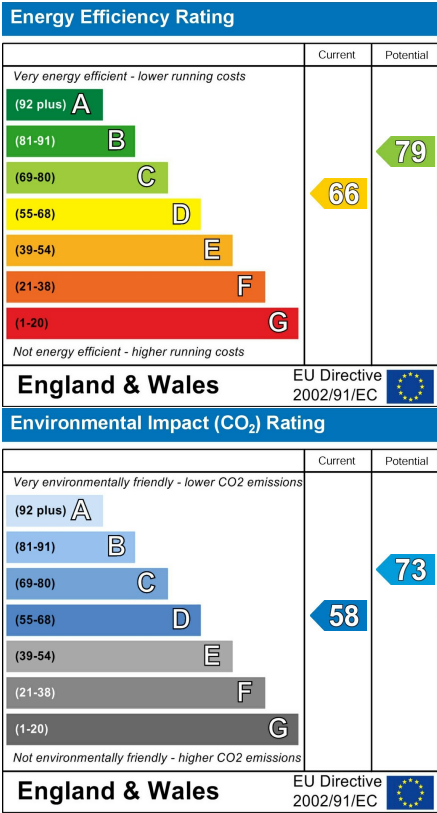
Services:
Mains services are connected.

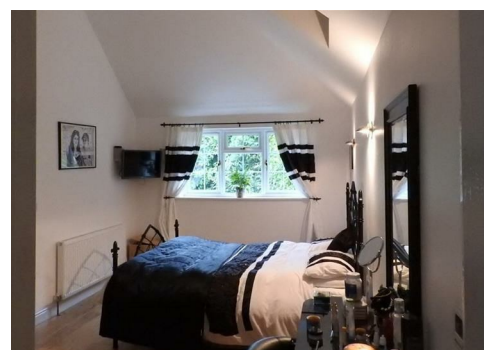
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

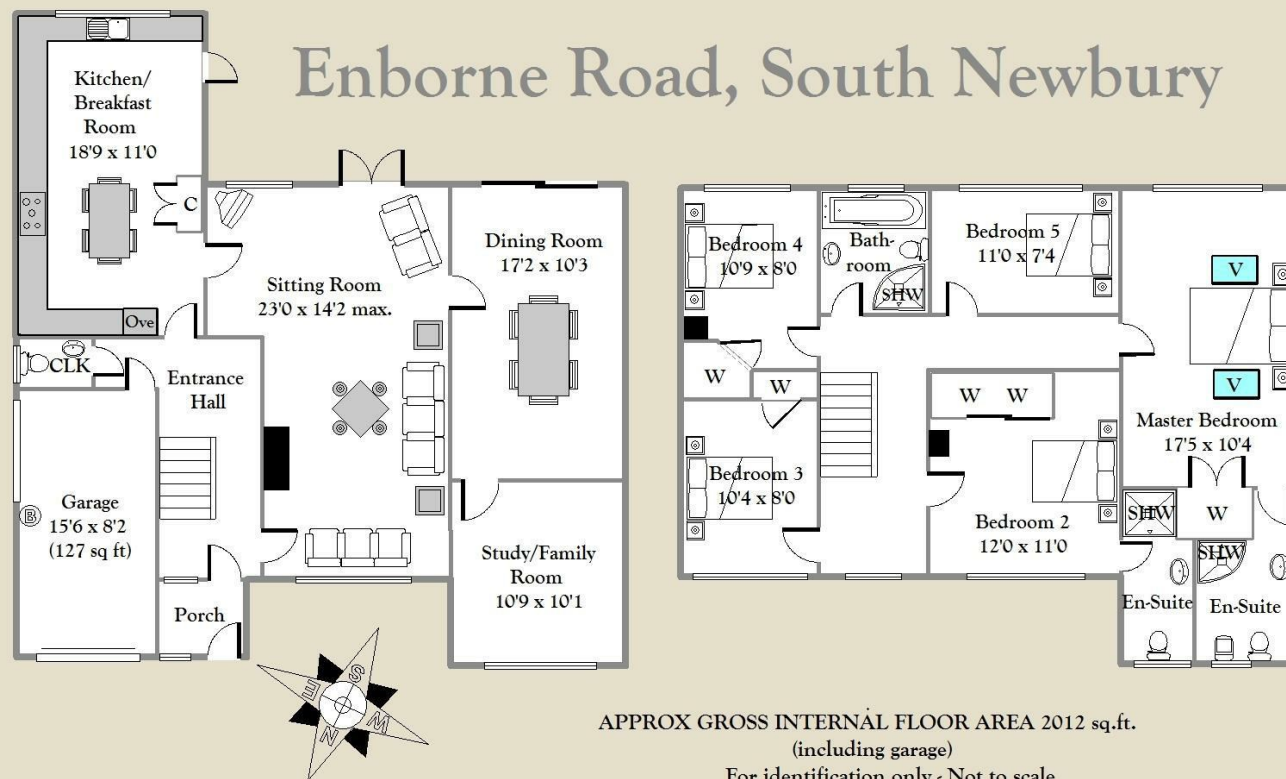
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From our office at Hillier & Wilson proceed down Pound Street, leading onto Enborne Road and the property is a short distance down on your left.





Enborne Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 2012 sq.ft.
(including garage)
For identification only - Not to scale

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.

