

HILLIER & WILSON



Valley Road
Newbury

Valley Road Newbury Berkshire RG14 6EU

A spacious four/five bedroom extended family house located on the south side of Newbury, within the catchment area of the highly-regarded St Bartholomew’s secondary school. The property benefits from a corner plot measuring 0.2 acres with a southerly aspect, driveway parking, gas combi boiler and majority uPVC double glazing. The ground floor comprises porch, cloakroom, entrance hall, sitting room with open fireplace, shaker-style kitchen/breakfast room with French doors onto a large conservatory, a lobby area, utility room and bedroom/family room. Upstairs is the master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally the property has block-paved driveway parking at the front of the house and an enclosed garden to the rear and side of the house with large patio, decked seating area, lawn and log cabin/home office with power and light. Valley Road is conveniently located for Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

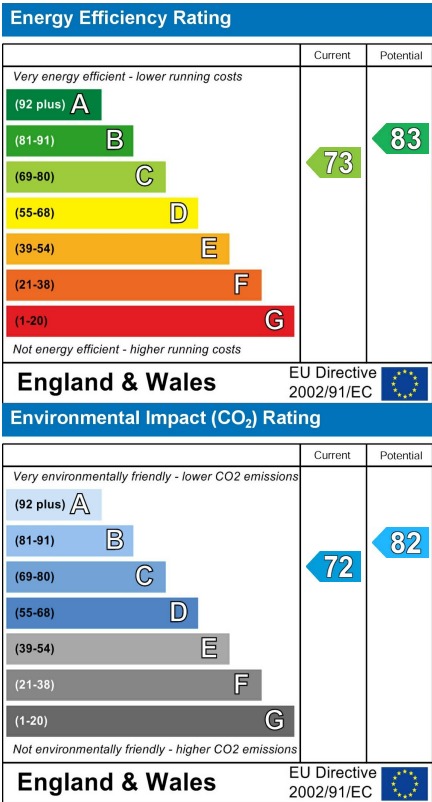
Services:
Mains services are connected.

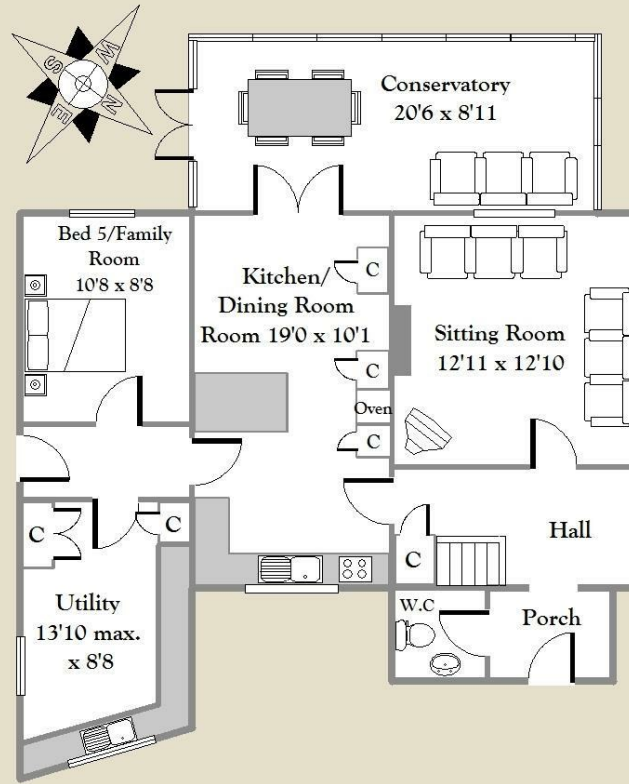
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band C

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

Directions
From Hillier & Wilson offices turn right onto Pound Street, proceed onto Enborne Road past The Lamb public house turn left onto Buckingham Road and at the mini roundabout turn right onto Fifth Road, proceed along Fifth Road and take the third left onto Valley Road and the property can be found after a short distance on the right hand side.





APPROX.GROSS INTERNAL FLOOR AREA 1545 sq.ft.
For indentification only - Not to scale

