

# HILLIER & WILSON



Butson Close, Newbury, RG14 5JQ

## Butson Close, Newbury

A beautifully presented four bedroom family home located in the popular Westfields area of south Newbury. The property offers spacious living accommodation arranged over three floors and benefits from electric central heating, uPVC double glazing and off road parking via driveway. The ground floor comprises entrance hall, utility room, kitchen/breakfast room, sitting/dining room and a garden room. On the first floor, there are three double bedrooms (two of which have built-in wardrobes) and a family bathroom, whilst on the top floor, there is a principal bedroom with en-suite shower room and eaves storage space. Externally there is a well-kept rear garden which is mainly laid to lawn with mature flower bed borders and a patio area. To the front of the property, there is off road parking via driveway. Butson Close is ideally located close to Newbury town centre which can be reached via a picturesque walk along the canal tow path which is a stone's throw from the house. Newbury mainline station offers regular direct links to London, Paddington taking less than an hour.





- FOUR BEDROOM FAMILY HOME
  - BEAUTIFULLY PRESENTED
- SPACIOUS LIVING ACCOMODATION
  - LOCATED IN THE WESTFIELDS AREA
- OFF ROAD PARKING VIA DRIVEWAY
  - CANAL NEARBY OFFERING PICTURESQUE WALKS

Services:

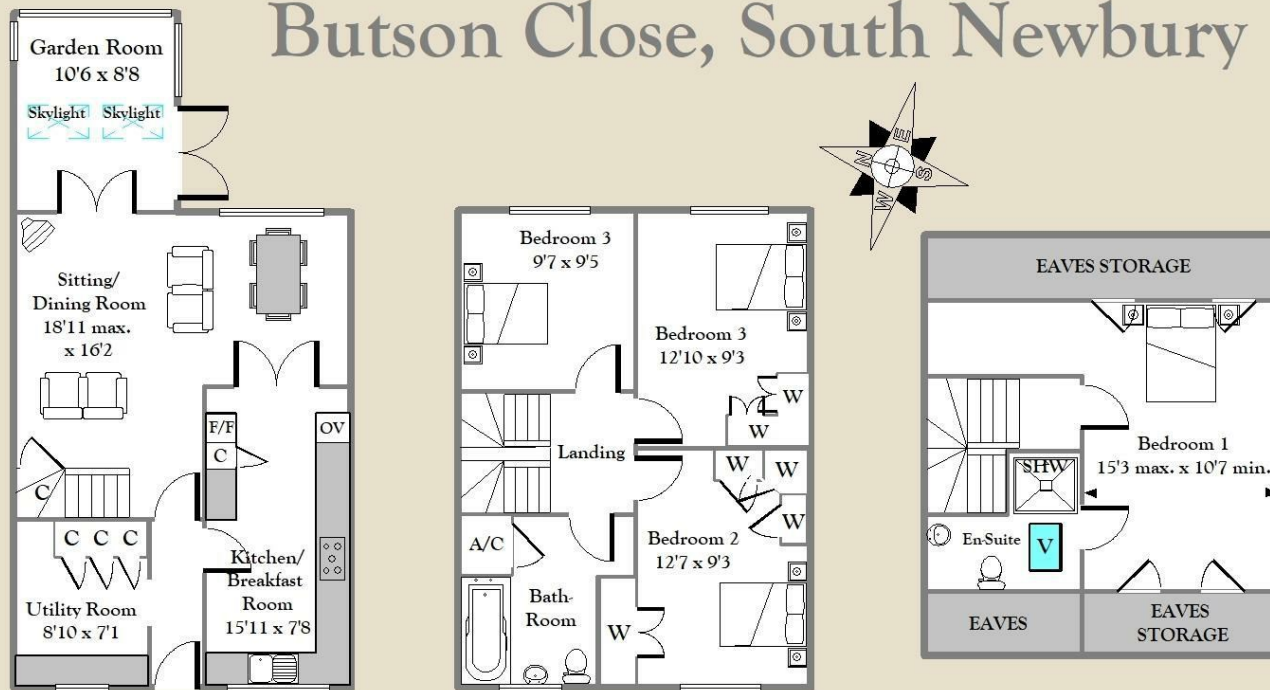
Mains services are connected  
(Except gas)

EPC: Rating D  
Full results can be  
sent on request

Council Tax:  
Band D



# Butson Close, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1344 sq.ft. (124 sq.m) - For identification only Not to scale - Hillier & Wilson LTD



Canal nearby

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.