

HILLIER & WILSON



Porchester Road  
Newbury



# Porchester Road Newbury Berkshire RG14 7QH

An attractive and beautifully presented four bedroom family home located on a sought-after residential road to the south side of Newbury town centre, within the catchment of both the highly regarded St John's & St Bart's schools. The property offers spacious living accommodation whilst other benefits include gas central heating, uPVC double glazing and off road parking. The ground floor comprises entrance hall, cloakroom, utility room, sitting room and open plan kitchen/breakfast/family room with stone work-surfaces. On the first floor there are three double bedrooms (one of which has built-in wardrobes) and a family bathroom with separate shower cubicle; whilst on the top floor, there is a principle bedroom with en-suite shower room. Externally there is an enclosed, well maintained rear garden which is mainly laid to lawn with mature hedge/tree borders and a patio seating area; whilst to the front of the property, there is off road parking via driveway. Porchester 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.

## Services:

Mains services are connected.

## EPC: Rating D

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

## Council Tax:

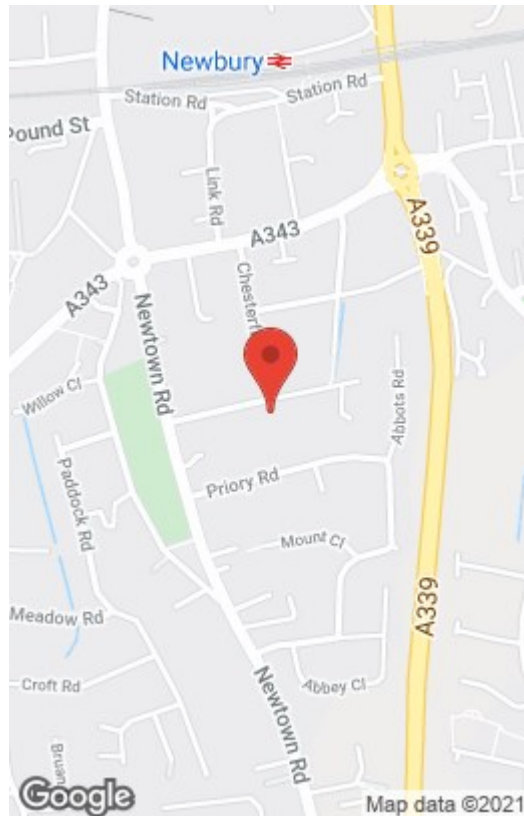
Band E

## Viewing:

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

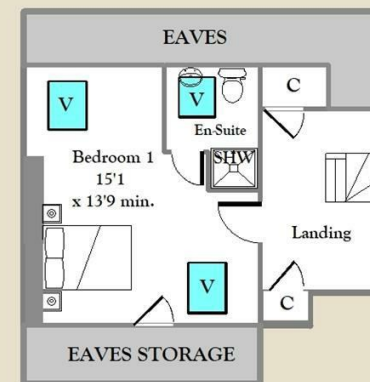
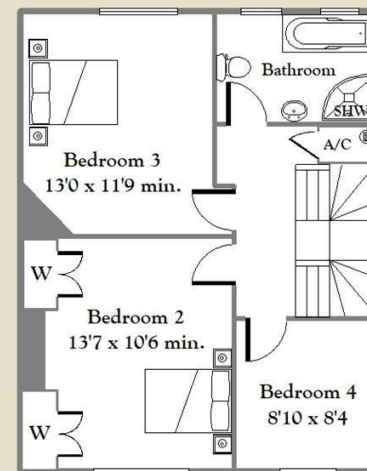
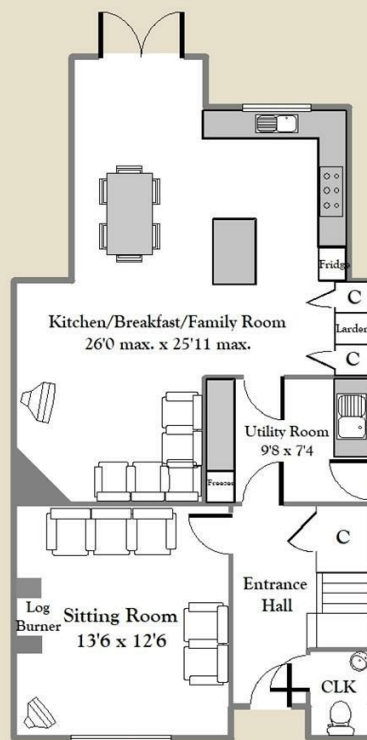
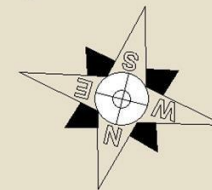
## Directions

From Hillier & Wilson offices proceed south along Newtown Road and straight over the Newtown round about. Shortly after the roundabout take the first left onto Porchester Road. Proceed to follow the road straight, where the property can eventually be found on the right hand side.





# Porchester Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1688 sq.ft. (156 sq.m) - For identification only - Not to scale - Hillier & Wilson LTD

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.



