

HILLIER & WILSON



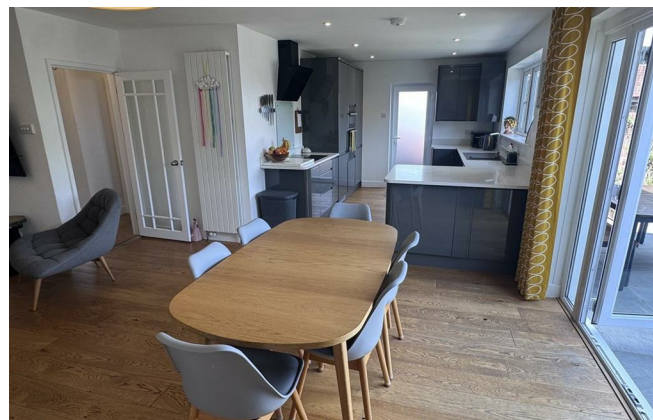
Dalby Crescent, Newbury, RG14 7LB

Dalby Crescent, Newbury

**** CLOSED ONWARD CHAIN & PLANNING
PERMISSION ALREADY APPROVED ****

An immaculately presented and thoroughly modernised three bedroom family home offering spacious, open-plan living across a single floor with fantastic potential to extend further (STPP). The property benefits from being located on a quiet residential cul-de-sac, E.V. charger, gas central heating, uPVC double glazing, off-road parking via a driveway and a further garage providing additional parking or storage. The property comprises of an entrance hall, three double bedrooms, family bathroom and a versatile open-plan kitchen/diner/living area. The property also has planning permission approved for a loft conversion which promises to significantly increase the living accommodation and would turn the property into a substantial home. To the rear of the property is a professionally landscaped rear garden that is partially laid to lawn and features a courtyard that offers the perfect, low maintenance, setting to entertain guests in.

Dalby Crescent falls within catchment of the well regarded Park House secondary school. Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour. There are also excellent road links via the A34 and M4 motorway.





- CLOSED ONWARD CHAIN
- PLANNING PERMISSION APPROVED TO CONVERT LOFT
- BEAUTIFULLY PRESENTED & MODERNISED THROUGHOUT
 - VERSATILE OPEN-PLAN KITCHEN/DINING/LIVING ROOM
- PROFESSIONALLY LANDSCAPED REAR GARDEN
- THREE DOUBLE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
 - EV CHARGER INSTALLED

Services: Mains services are connected
EPC: C
Council Tax Band: D



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APPROX. GROSS INTERNAL FLOOR AREA. 904 sq.ft (84 sq.m) (Excluding Garage)
For Identification Only - Not To Scale - Hillier & Wilson LTD



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.

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