

HILLIER & WILSON



Paddock Road, Newbury, RG14 7DL

Paddock Road, Newbury

A beautifully presented four bedroom family home enviably located in a sought after residential road on the south side of Newbury, close to the town centre and within the catchment area of the well-regarded St. Johns & St Barts School. The property offers spacious living accommodation and benefits from gas central heating, uPVC double glazing and driveway parking. The ground floor comprises porch, entrance hall, cloakroom, sitting room, utility room, kitchen and family room with access out onto the garden. On the first floor there are three bedrooms and a family bathroom, whilst on the top there is a principal bedroom with en-suite bathroom and fitted wardrobes/storage. Externally there is a good sized rear garden which has both lawn and patio areas along with some mature flower beds. To the front of the property there is off road parking via driveway. Paddock Road is very conveniently located for Newbury town centre and mainline railway station which provides regular direct links to London.





- BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- ST JOHNS & ST BARTS SCHOOL CATCHMENT
- POPULAR RESIDENTIAL ROAD IN SOUTH NEWBURY
- TOP FLOOR PRINCIPAL SUITE
- OFF ROAD PARKING VIA DRIVEWAY
- WALKING DISTANCE TO NEWBURY TOWN CENTRE

Services:

Mains services are connected

EPC: Rating C

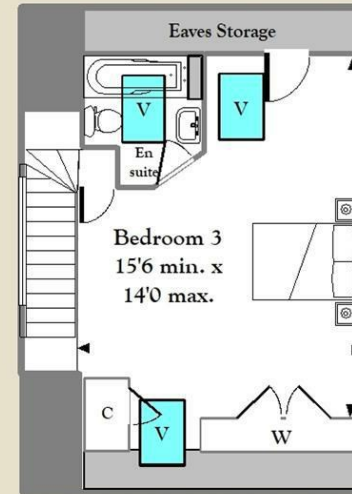
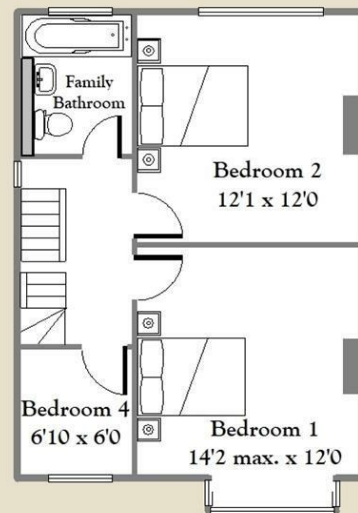
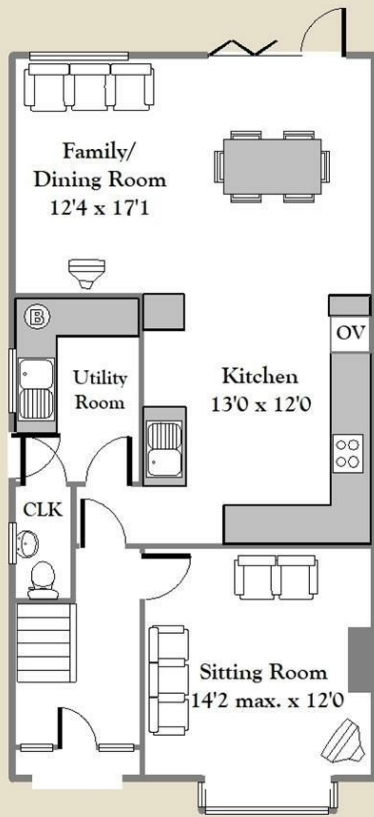
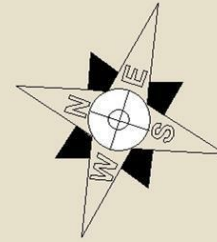
Full results can be sent on request

Council Tax:

Band D



Paddock Road, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1477 sq.ft (137 sq.m)
For Identification Only (not to scale)
Hillier & Wilson LTD

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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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