

HILLIER & WILSON



Abbey Close, Newbury

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A beautifully presented three bedroom family home located in a popular area on the south side of Newbury. The property has been extended by the current owner, creating spacious living accommodation whilst other benefits include gas central heating, uPVC double glazing, home office and off road parking. The ground floor comprises porch, cloakroom, entrance hall, family room, utility room, sitting room with vaulted ceiling and an impressive kitchen/breakfast room with underfloor heating and sliding doors out onto the garden. Upstairs, there are three bedrooms (one of which has built-in wardrobe) and a family bathroom. Externally there is an enclosed, westerly facing rear garden which is mainly laid to lawn with a stoned border, two patio seating areas and a home office which has full power and light; whilst to the front, there is off road parking via driveway. Abbey Close is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of the highly regarded St Johns and St Barts schools.



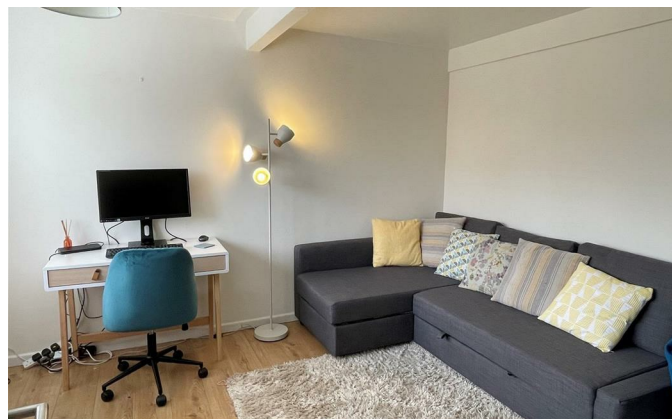


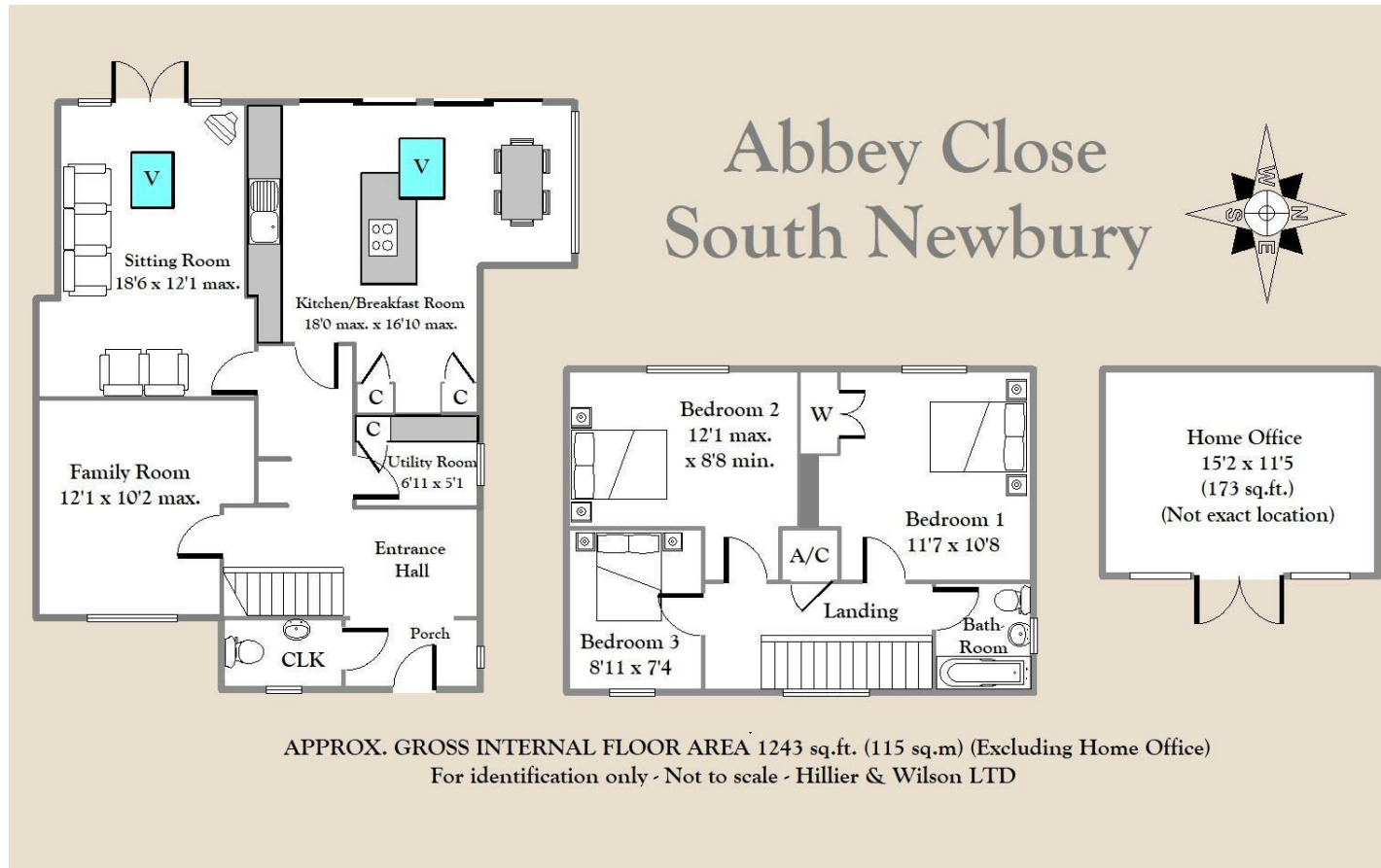
- THREE BEDROOM FAMILY HOME • BEAUTIFULLY PRESENTED • EXTENDED BY THE CURRENT OWNERS • LOCATED IN A SOUGHT AFTER AREA IN SOUTH NEWBURY • HOME OFFICE WITH FULL POWER & LIGHT • ST JOHNS AND ST BARTS CATCHMENT

Services:
Mains services are connected

EPC: Rating
Full results can be
sent on request

Council Tax:
Band





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.