

HILLIER & WILSON



Wendan Road, Newbury, RG14 7AE

Wendan Road, Newbury

A spacious four bedroom detached family home located in a sought after residential area on the south of Newbury, within the catchment area of the highly regarded St Johns and St Barts schools. The property offers potential to convert the loft (subject to the usual consents) and sits on a plot measuring 1/5 acre, whilst other benefits include gas central heating, uPVC double glazing and off road parking. The ground floor accommodation comprises porch, large entrance hall, cloakroom, family room, study, sitting room, kitchen/breakfast room and utility room. Upstairs there are four bedrooms, a bathroom, shower room and a cloakroom. Externally there is an enclosed, westerly facing rear garden which is mainly laid to lawn with mature trees and hedges and a patio seating area. To the front of the property, there is off road parking via driveway and access to the garage. Wendan 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.





- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LIVING ACCOMODATION
- LOCATED IN A SOUGHT AFTER RESIDENTIAL AREA
- POTENTIAL TO CONVERT THE LOFT (STTC)
 - PLOT MEASURING 1/5 ACRE
- ST JOHNS AND ST BARTS SCHOOL CATCHMENT

Services:

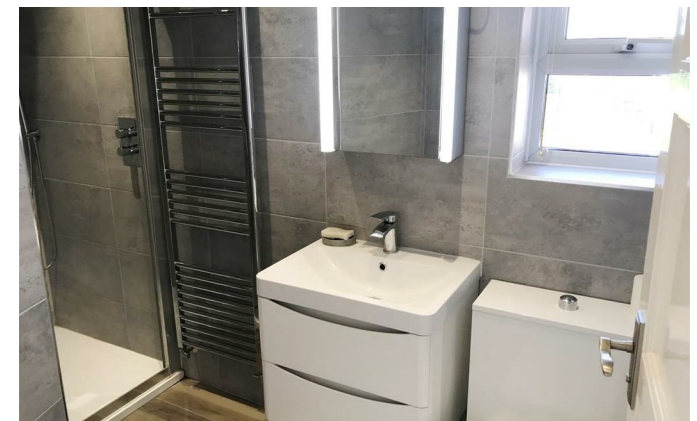
Mains services are connected

EPC: Rating D

Full results can be sent on request

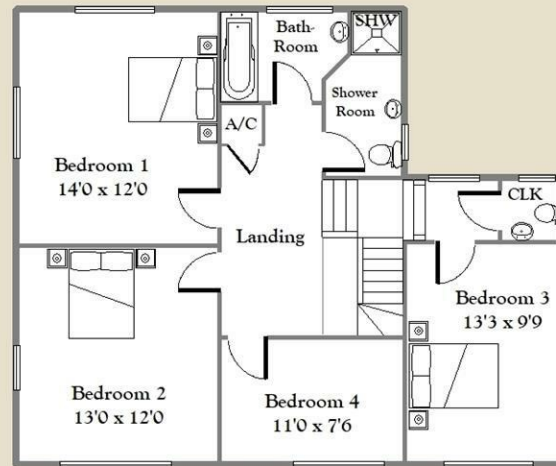
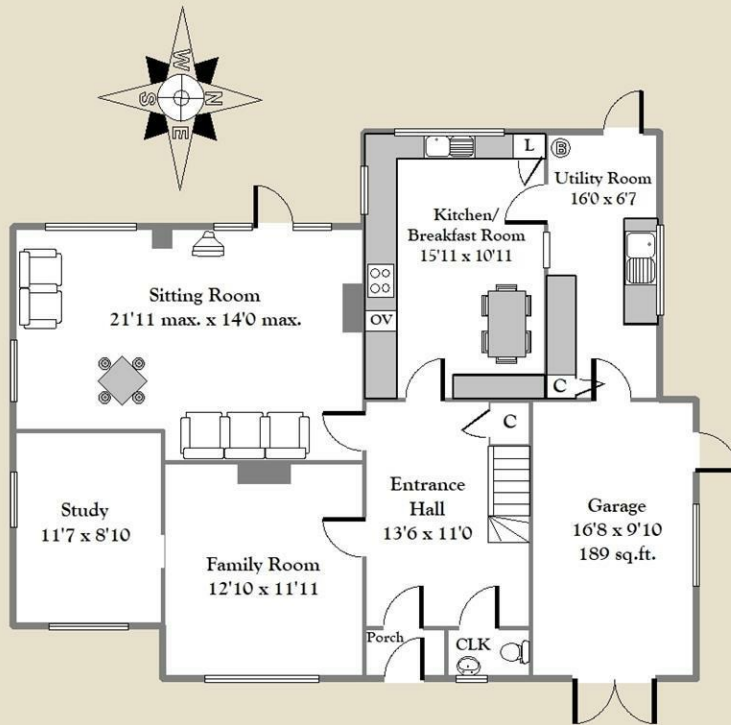
Council Tax:

Band F



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Wendan Road South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2128 sq.ft. - (197 sq.m) (Including 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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