

HILLIER & WILSON



Valley Road, Newbury, RG14 6ER

Valley Road, Newbury

A beautifully presented three bedroom family home located in a popular residential area on the south side of Newbury within the catchment area of the highly regarded John Rankin and St Barts schools. The property has been extended by the current owner and offers spacious living accommodation, whilst other benefits include gas central heating, uPVC double glazing, home office/workshop, off road parking and garage. The ground floor comprises entrance hall, lobby, cloakroom/utility, sitting room with log burner and kitchen/breakfast room with bi-folding doors out onto the garden. Upstairs there is a principal bedroom accessed via a dressing room with built-in wardrobes, a double bedroom with en-suite shower room and built-in wardrobes, a further double bedroom and a family bathroom.

Externally there is a well-kept rear garden which has both lawn and patio areas, and also has access to the garage/workshop and a home office with power and light. To the front of the property there is off road parking via driveway. Valley Road is very conveniently located on the south side of Newbury, not far from the town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXTENDED BY THE CURRENT OWNERS
- LOCATED IN A POPULAR RESIDENTIAL AREA
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- DRIVEWAY PARKING & GARAGE

Services:

Mains services are connected

EPC: Rating C

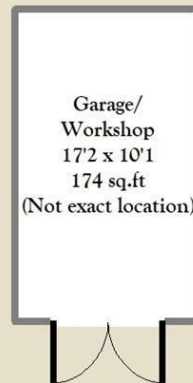
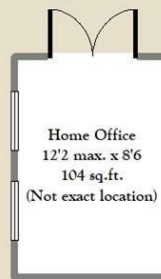
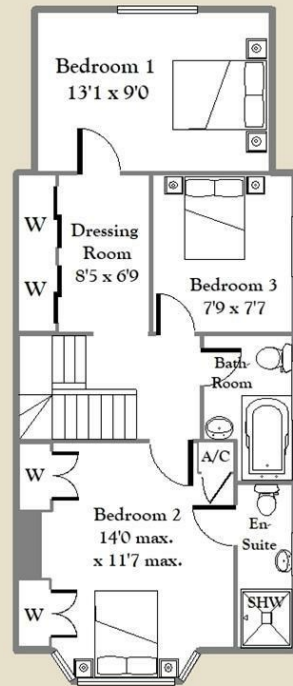
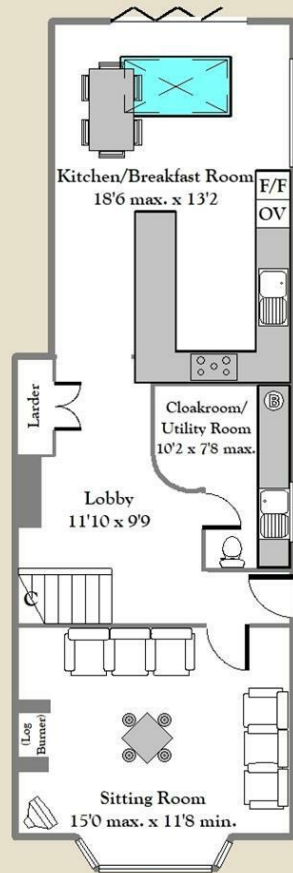
Full results can be sent on request

Council Tax:

Band D



Valley Road Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1239 sq.ft. (115 sq.m)
(Excluding Garage/Workshop & Home Office) - 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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