

HILLIER & WILSON



Laud Close
Newbury

Laud Close Newbury Berkshire RG14 2SL

A four bedroom detached family home located on the popular Manor Park development on the north side of Newbury. The property benefits from gas central heating, uPVC double glazing, off road parking and a large garage measuring in 305 sq.ft. in size. The ground floor comprises entrance hall, cloakroom, family room/study, sitting room, dining room/conservatory with access onto the garden, utility room and kitchen/breakfast room. Upstairs, there is a master bedroom with en-suite shower room and built-in wardrobe, two further double bedrooms (both of which have built-in wardrobes), a home office/bedroom and a family bathroom. Externally, there is well-maintained, enclosed rear garden which has both lawn and patio seating areas and is bordered by mature flower beds/shrubs; whilst to the front, there is off road parking via driveway. Laud Close is conveniently located with good road links nearby including the A4, A34 and M4 motorway. Newbury town centre is a short drive away as is the mainline railway station which provides regular direct links to London, Paddington taking less than an hour. NO ONWARD CHAIN

Services:

Mains services are connected.

EPC: Rating D

Full results of Energy Performance Certificate can be sent on request.

Council Tax:

Band F

Viewing:

Strictly by confirmed appointment with **Hillier & Wilson**

01635 522044

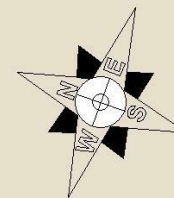
Directions

From the Robin Hood interchange take the B4009 towards Hermitage at the two mini roundabouts turn right in to Kiln Road, continue up the brow of the hill proceed to the second roundabout turning left onto Stoney Lane and take the second right onto Waller Drive and second left onto Laud Close, then immediately right and the property can be found second on the left.

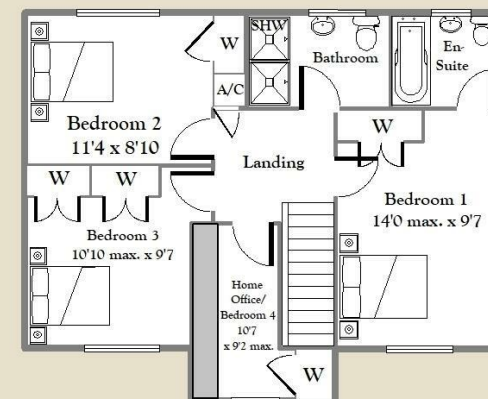
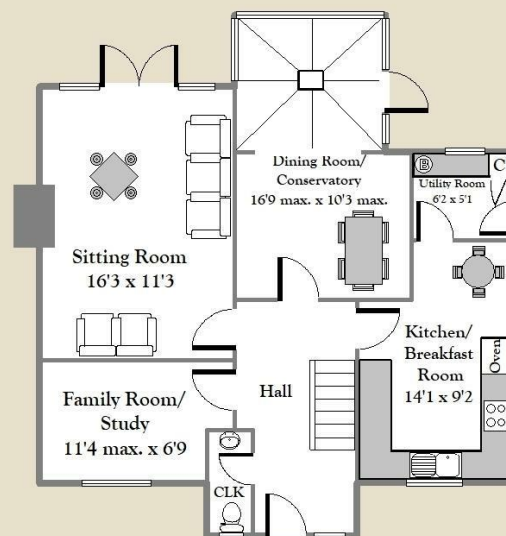




Laud Close, Manor Park Newbury



Garage
17'5 x 17'5
305 sq.ft.
(Not exact location)



APPROX. GROSS INTERNAL FLOOR AREA 1310 sq.ft. (121 sq.m) (Excluding garage)
For identification only - Not to scale - Hillier & Wilson LTD

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

