

# HILLIER & WILSON



Monkswood Close, Newbury, RG14 6NR



## Monkswood Close, Newbury

A two bedroom detached bungalow located in the popular Wash Common area of South Newbury, close to the local parade of shops. The property has a large loft space (currently accessed by a ladder) whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking. The accommodation comprises entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen/breakfast room with pantry, two double bedrooms (one with built-in wardrobe) and a shower room. Externally there is a private and enclosed south easterly rear garden which is mainly laid to lawn with mature hedge borders and a patio seating area. To the front of the property, there is off road parking via driveway. Monkswood Close is ideally located close to all the amenities Wash Common has to offer, including doctor's and dentist's surgeries and several convenience stores, whilst Newbury town centre and mainline railway station are just a short drive away. The property also falls within the catchment area of the highly regarded John Rankin and St Barts schools. NO ONWARD CHAIN







- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER AREA IN WASH COMMON
- LARGE USEABLE LOFT SPACE
- PRIVATE AND ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating D

Full results can be sent on request

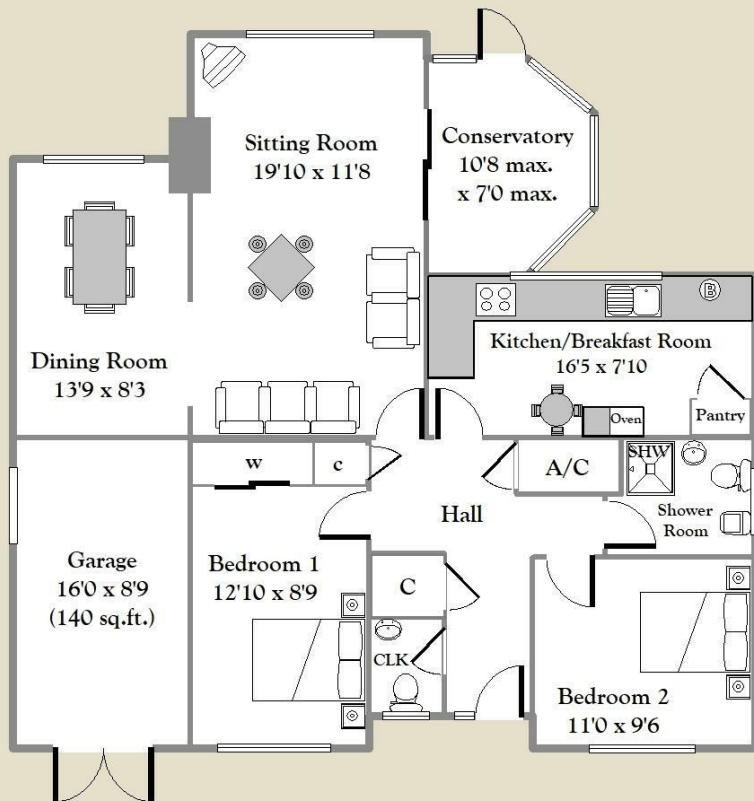
Council Tax:

Band E





# Monkswood Close, Newbury



APPROX GROSS INTERNAL  
FLOOR AREA 1188 sq.ft. (110 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.