

HILLIER & WILSON



Andover Road
Newbury

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Andover Road Newbury West Berkshire RG14 6JH

A deceptively spacious Georgian four bedroom family home dating back to circa 1700's, located on a sought after residential road in the south of Newbury. The property has been extended by the current owners and offers living space measuring in excess of 1,800 sq.ft. whilst other benefits include majority sash double glazing, gas central heating, solar panels and southerly garden. The ground floor comprises porch, drawing room, family room, large hallway with access to a cellar, Neptune kitchen with granite work surfaces, dining area with double doors onto the garden, utility room and cloakroom. Upstairs, there is a master bedroom with en-suite shower room and wardrobe, three further double bedrooms (one of which has built-in wardrobes) and a family bathroom. Externally, the property boasts a corner plot with an enclosed garden and has both lawn and patios areas with mature plants and shrubs; there is also a garage and off road parking via driveway to the side of the property. Andover 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.

Services:
Mains services are connected.

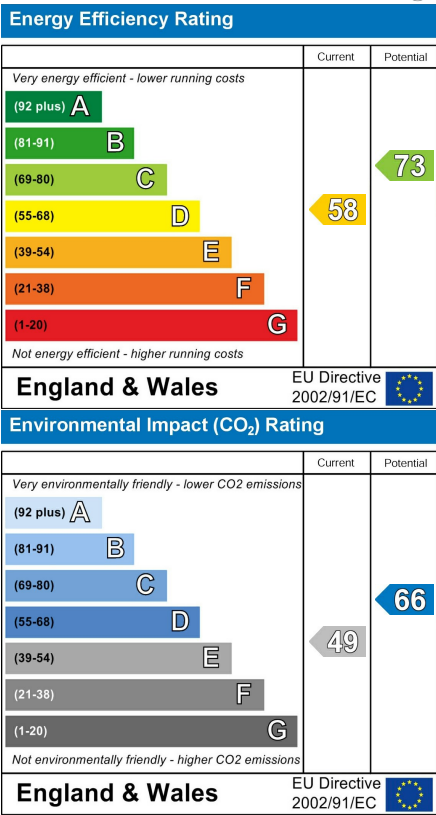
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band E

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions

From Hillier & Wilson offices proceed along to St. Johns roundabout and take the third turning on the right onto the Andover road. Proceed along this road and the property can be found on the left hand side.



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Andover Road South Newbury



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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.

