

HILLIER & WILSON



Paddock Road  
Newbury



Tel: 01635 522044

Guide Price: £575,000

# Paddock Road Newbury West Berkshire RG14 7DL

A beautifully presented two bedroom detached bungalow located in a popular residential road on the south side of Newbury. The property has been completely renovated to a high specification throughout, as well as extended to create spacious living accommodation, whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking. The accommodation comprises porch, entrance hall, sitting room with multi-fuel log burner, principle bedroom with en-suite shower room, a second double bedroom with built-in wardrobe, family bathroom and stunning kitchen/breakfast room with vaulted roof, Neff appliances and bi-folding doors out onto the garden. Externally, there is a landscaped rear garden which has both stoned and decked areas, pizza oven/BBQ, plants and shrubs and access to the garage will have full power and light. To the front, there is off road parking available via driveway. Paddock Road is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of the highly regarded St. Johns and St. Barts schools.

## Services:

Mains services are connected.

## EPC: Rating C

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

## Council Tax:

Band E

## Viewing:

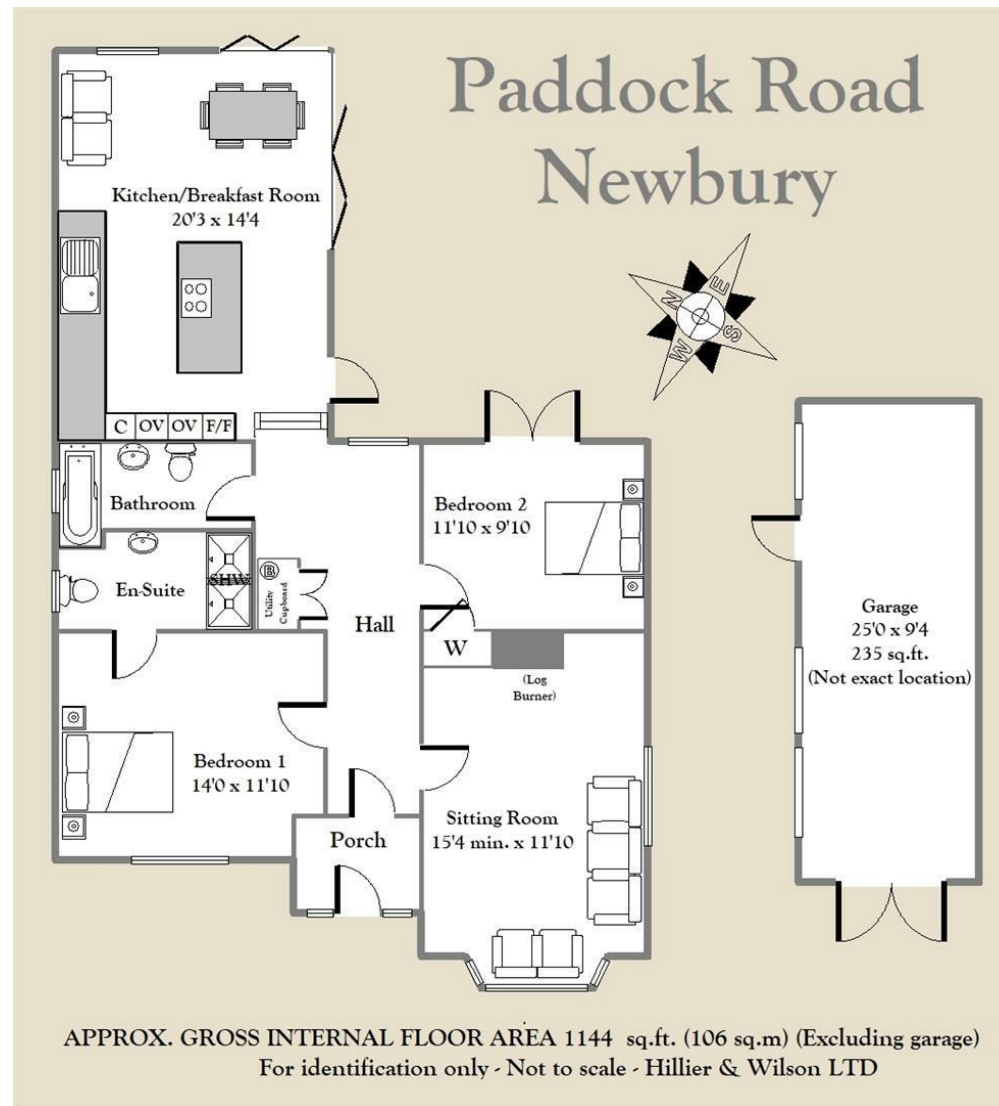
Strictly by confirmed appointment with  
**Hillier & Wilson**  
01635 522044

## Directions

From the offices of Hillier & Wilson head south towards St John's roundabout, take the third exit onto the Andover Road, take the first left onto Old Newtown Road, follow the road around to your right onto Paddock Road. Proceed straight ahead and eventually, the property can be found on the left hand side.



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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.



