



HILLIER & WILSON

St. Johns Road
Newbury

St. Johns Road Newbury West Berkshire RG14 7PY

An impressive Edwardian four bedroom detached family house located on the south side of Newbury town centre, within the catchment of both the highly regarded St John's and St Bart's schools. The property benefits from gas central heating, uPVC double glazing, driveway parking and an attractive southerly facing rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/breakfast room with French doors to the garden, utility, dining room opening to a bright and airy Orangery with bi-folding doors to the garden, a study/library and storage room. Upstairs there is a spacious master bedroom with dressing area and en-suite shower room, three further double bedrooms (one of which has a walk-in wardrobe) and a large, split-level family bathroom with corner tub and walk-in shower. Externally, the property has gated driveway parking at the front of the house, whilst to the rear is an enclosed garden with patio area, lawn bordered by established flower beds, an elevated decked seating area and brick-built 'den' or potential home office with power and light. St John's Road is very conveniently located within a short walk 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: D

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

Council Tax:

Band E

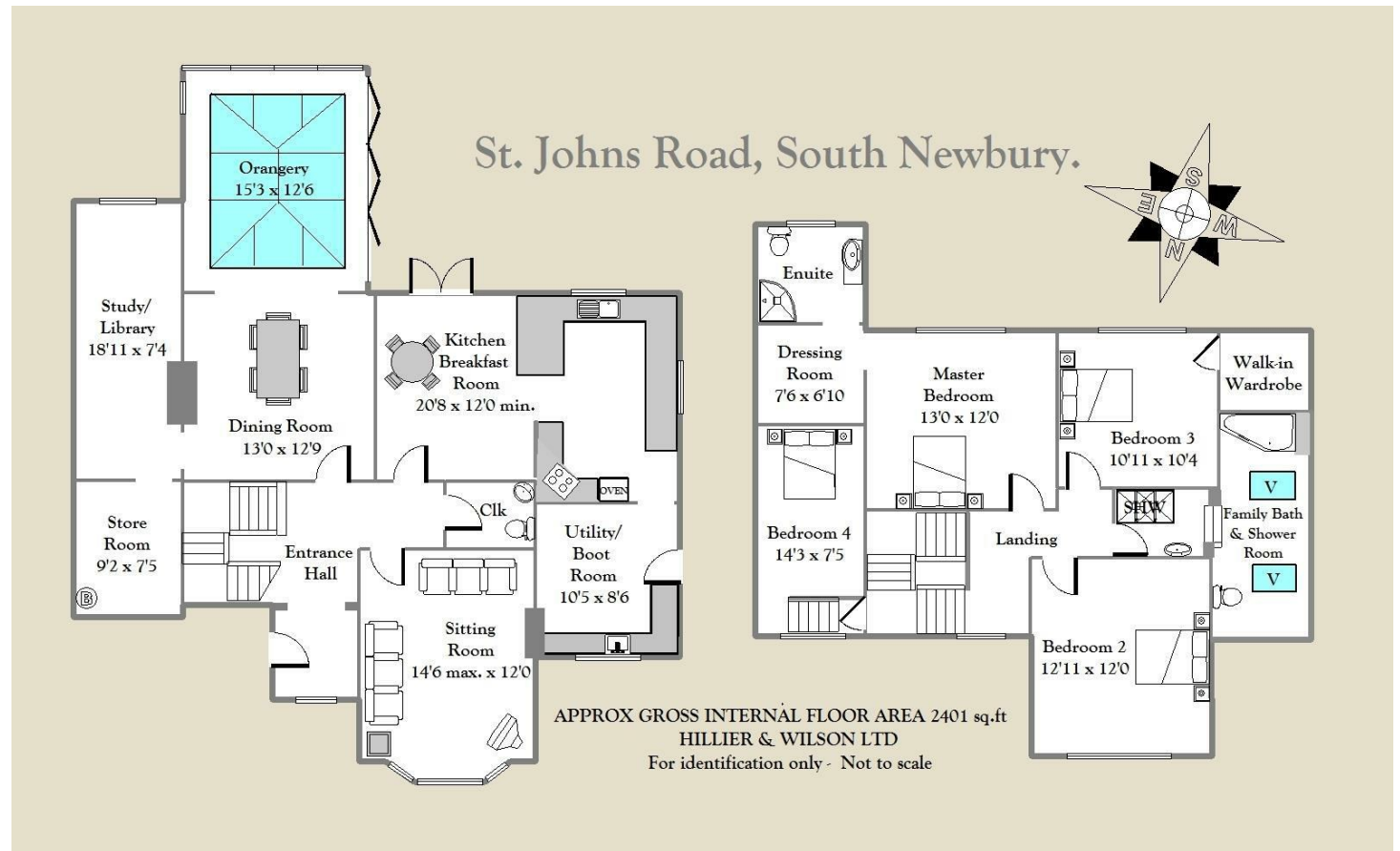
Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

Directions

From Hillier&Wilson office proceed to the St. Johns roundabout, take the first exit on to St. Johns road and the property is a short distance down on the right hand side.





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.

