

HILLIER & WILSON

Kingsmead
Newbury

Kingsmead Newbury West Berkshire RG14 6SW

A beautifully presented three bedroom family home, located in the sought after Wash Common area of South Newbury. The property has been extended by the current owners creating spacious living accommodation, whilst other benefits include gas combi central heating, uPVC and a garage located in a nearby block. The ground floor comprises entrance hall, cloakroom, sitting room, modern kitchen/dining room and family room with double doors onto the garden. Upstairs, there are two double bedrooms (both of which have built-in wardrobes), a further bedroom and a family bathroom. Externally, the property has a low maintenance rear garden which is mainly laid to lawn with a patio seating area and a children’s play area. Whilst to the front is a lawn area and also a garage in a nearby block. Kingsmead also falls within the catchment area for the highly regarded Falkland and Park House schools. Wash Common has excellent local amenities including convenience stores, petrol station, doctor's surgery, dentist and several pubs, whilst Newbury town centre and mainline railway station are only a short drive away.

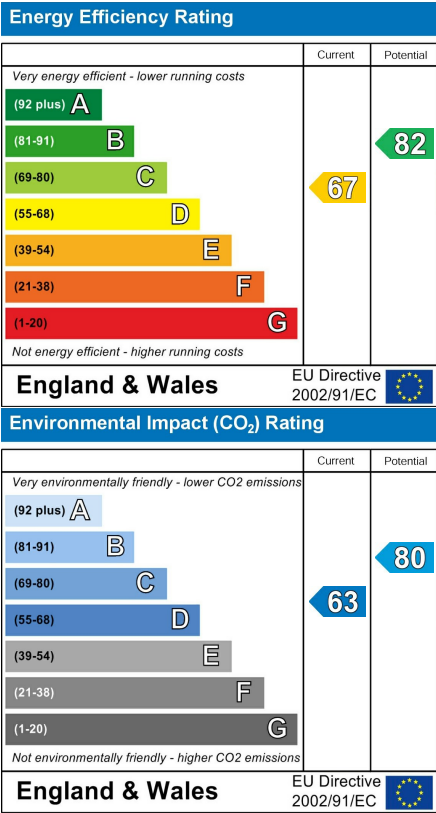
Services:
Mains services are connected.

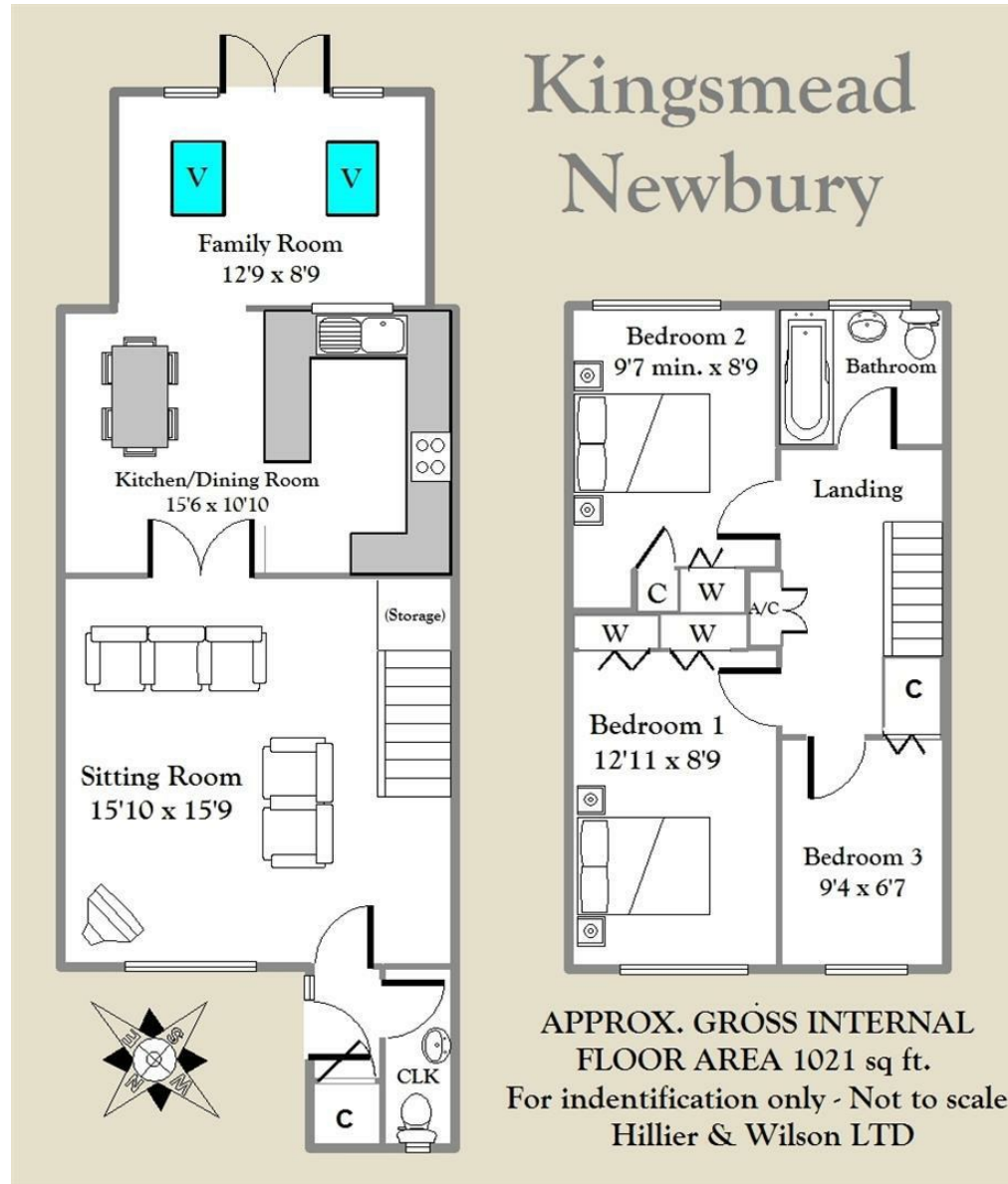
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band C

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

Directions
From Hillier & Wilson offices proceed south out of the town and at the St John’s roundabout turn right onto Andover Road. Proceed up the Andover Road for approximately one mile and at the junction with the two mini roundabouts turn right into Essex Street. Proceed all the way around Essex Street which leads into Enborne Street. After approximately one mile turn left into Villiers Way. Then take the first right into Meyrick Drive, then first right again into Balfour Crescent, follow the road around, turn right into Kings Mead and the property can be found on the left 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.

