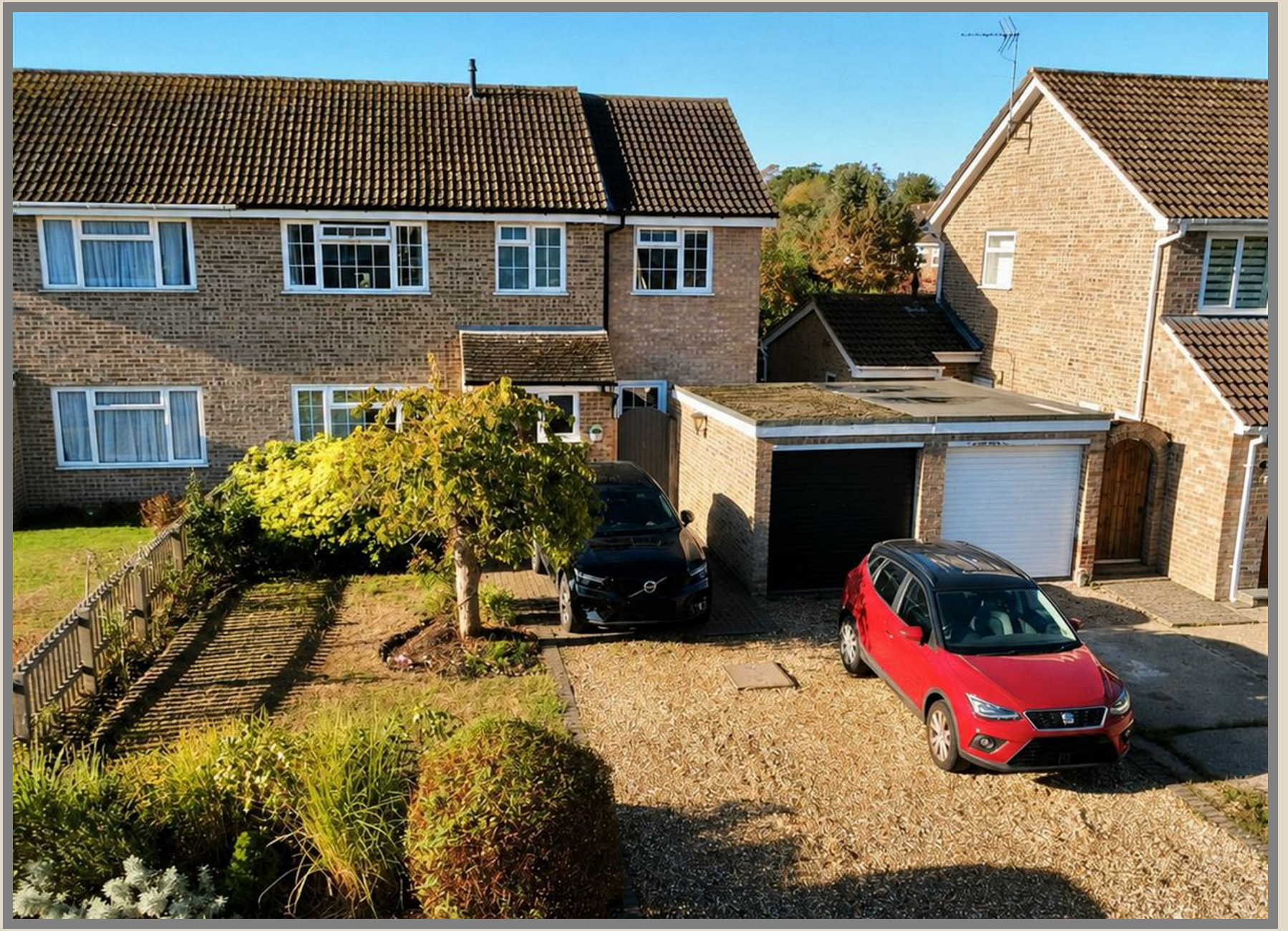
HILLIER & WILSON



Balfour Crescent, Newbury, RG14 6SN

Balfour Crescent, Newbury

A gorgeously extended four bedroom semi – detached house located in the desirable location of Wash Common, falling within catchment and walking distance to Falkland and Park House schools.

The property has been extensively renovated and extended by the current owners to create a versatile and open plan kitchen/dining/sitting room, utility room and an additional bedroom and en-suite upstairs. Whilst, other benefits include underfloor heating in the utility room and kitchen/dining/sitting room, recently installed uPVC double glazing windows throughout and gas central heating.

The ground floor comprises of an entrance porch/hallway, downstairs w/c, family room, open plan kitchen/dining/sitting room and a utility room. The first floor offers of a landing, 3 double bedrooms and a further bedroom/office and a family bathroom. . The principle bedroom has a large en-suite with a walk in shower and separate bath.

Externally, the property has off street parking for multiple vehicles, a detached garage, and front garden. To the rear of the property there is a private and enclosed southerly facing garden mainly laid to lawn.

Balfour Crescent is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. Nearby road links are excellent with easy access to the A34 and M4 motorway. The property also falls within the catchment area of the well regarded Falkland and Park House schools.









- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- RECENTLY EXTENDED AND MODERNISED THROUGHOUT
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- DESIRABLE LOCATION OF WASH COMMON
- SOUTHERLY FACING GARDEN
- FALKLAND AND PARK HOUSE SCHOOL CATCHMENT

Services: Mains services are connected

EPC: C Full results can be sent on request

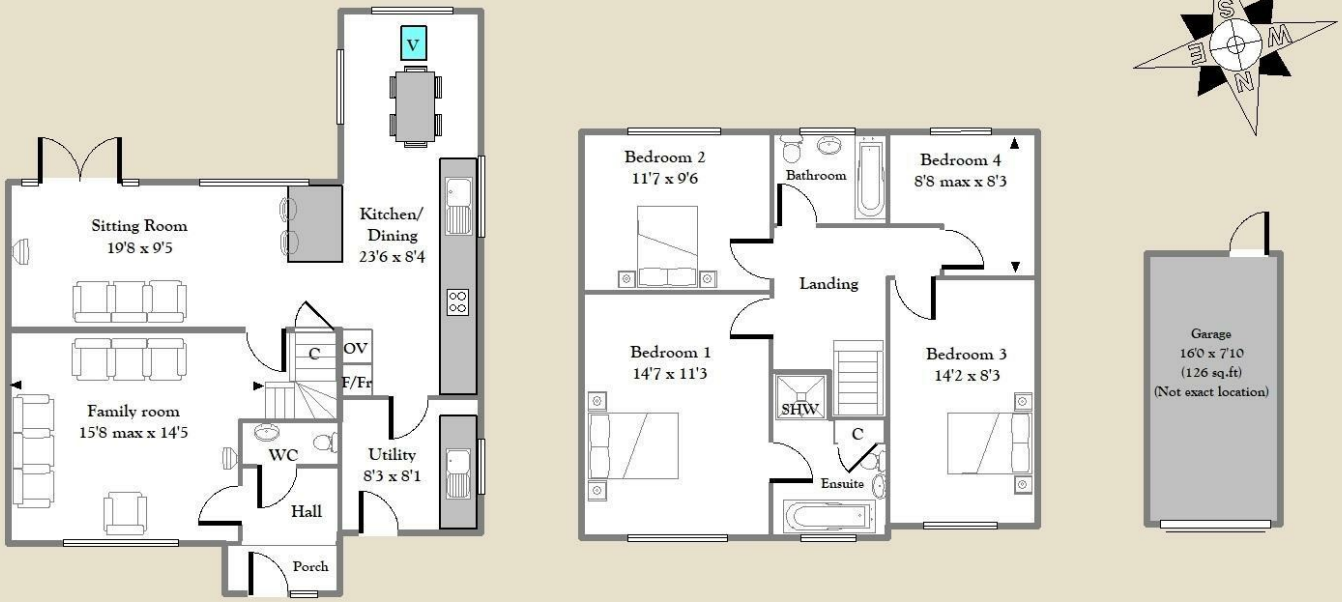
Council Tax Band: D







Balfour Crescent, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1447 sq.ft (134 sqm) (Not including Garage)
For identification only. Not to scale - Hillier & Wilson Ltd

HILLIER & WILSON







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.

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