

HILLIER & WILSON



Roughdale, Broadlayings, Woolton Hill, RG20 9TU

Roughdale Broadlayings, Woolton Hill

A substantial two/three bedroom detached bungalow with versatile accommodation, located in a sought after residential road in the popular village of Woolton Hill. The property has spacious living accommodation measuring 2098 sq.ft in size and also has a large loft with potential for converting (subject to the usual consents) whilst other benefits include oil fired central heating, wooden double glazing and detached double garage. The accommodation comprises porch, large entrance hall, two double bedrooms, dining room/bedroom, sitting room, kitchen/breakfast room, utility room with larder, W.C, shower room and bathroom with separate shower. Externally there is a low maintenance, west facing rear garden which is mainly lawn with tree/hedge borders and a patio area. To the front of the property, there is ample off road parking via driveway. Broadlayings is situated in a prestigious location within the popular village of Woolton Hill, a few miles south of Newbury. Woolton Hill has good amenities including a church, village hall, sports club, post office, nursery, infants and junior schools and a pub.

NO ONWARD CHAIN





- TWO/THREE BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION IN WOOLTON HILL
 - SPACIOUS LIVING ACCOMODATION
- POTENTIAL FOR A LOFT CONVERSION (STTC)
- AMPLE OFF ROAD PARKING
 - NO ONWARD CHAIN

Services:

Mains services are connected
(Except gas)

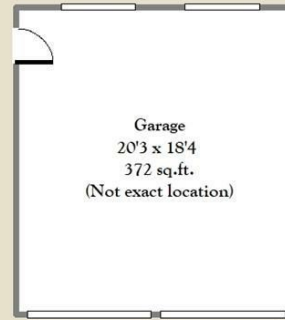
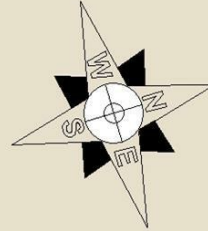
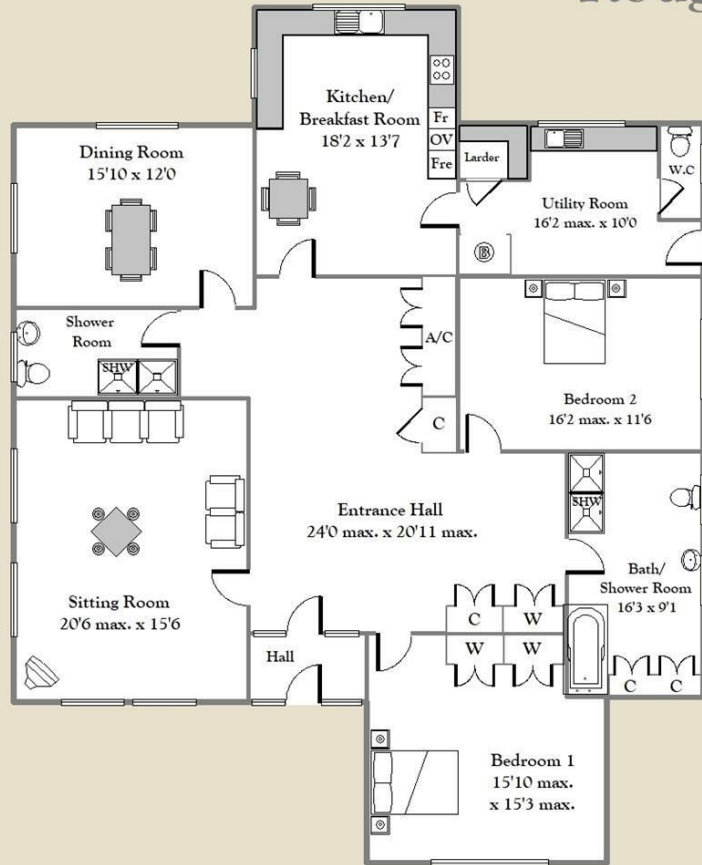
EPC: Rating D

Full results can be sent on request

Council Tax:
Band F



Roughdale, Broadlayings Woolton Hill



APPROX.GROSS INTERNAL FLOOR AREA
2098 sq.ft (197 sq.m) -
For identification only - Not to scale
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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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