

HILLIER & WILSON

Border View
Penwood Road
Washwater



Penwood Road Wash Water Newbury Berkshire RG20 0LR

A beautifully presented four bedroom 1930's detached family home located in the popular area of Wash Water, just south of Newbury. The property offers spacious living accommodation, whilst other benefits include uPVC double glazing, oil fired central heating and south facing rear garden. The ground floor comprises porch, entrance hall, dining room, sitting room, sunroom with byfolding doors, utility, cloakroom and kitchen/breakfast room with French doors onto the garden. Upstairs, there is a master bedroom with en-suite bathroom, fitted wardrobes and Juliette balcony overlooking the garden, another two double bedrooms, a further bedroom and a large family bathroom. Externally, the property has an enclosed south facing rear garden which is mainly laid to lawn with mature hedge surrounds, a patio seating area and a heated pool; whilst to the front, there is ample off road parking via driveway. Penwood Road is ideally located just a short drive from the local amenities of Wash Common and Newbury town centre, whilst also surrounded by beautiful countryside, including the nearby Great Pen Wood and The Chase (National Trust) both within walking distance

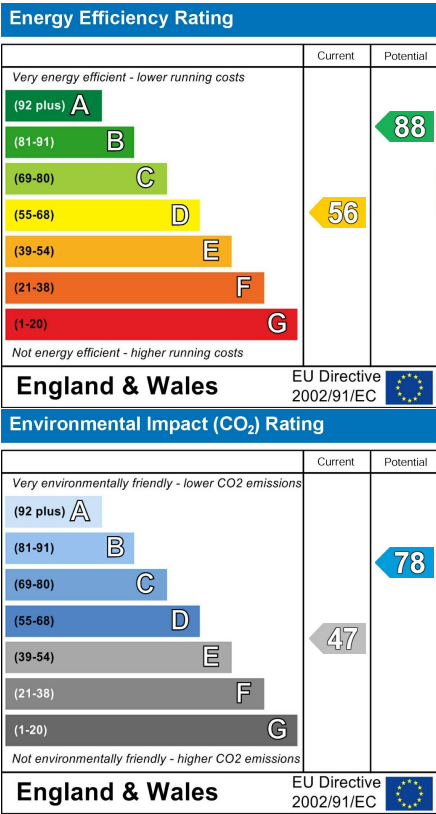
Services:
Mains services are connected.
(Except Gas)

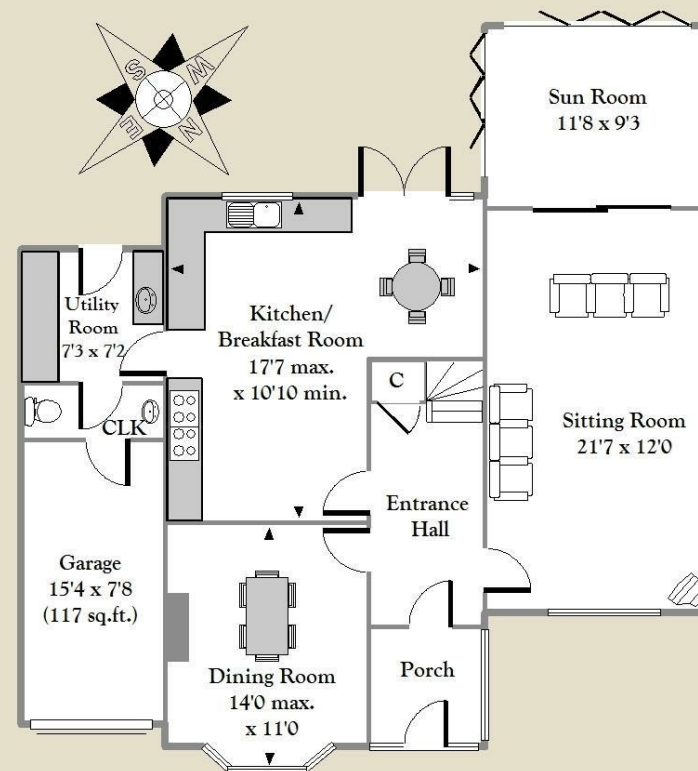
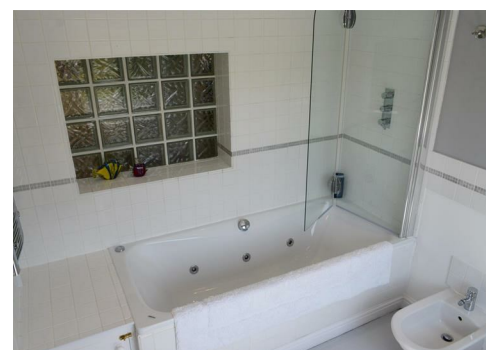
EPC:
Full results of Energy Performance
Certificate can be sent on request.

Council Tax:
Band F

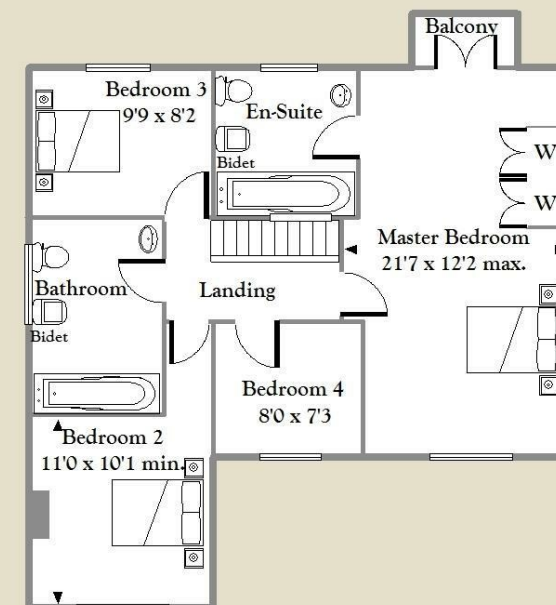
Viewing:
Strictly by confirmed appointment
with **Hillier & Wilson**
01635 522044

Directions
From the offices of Hillier & Wilson proceed south along the Andover Road. At the two mini-roundabouts continue straight across remaining on the Andover Road continue straight ahead, proceed over the small bridge, then take the next left onto Penwood Road and the property is on the right.





Border View, Washwater



APPROX. GROSS INTERNAL FLOOR AREA: 1842 sq ft (Including Garage)

For identification only - Not to scale - Hillier & Wilson LTD.

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.

