

HILLIER & WILSON



Gwyn Close
Newbury

Gwyn Close Newbury Berkshire RG14 6JB

A beautifully presented four bedroom detached family home with an enviable location on a highly sought-after residential road south of Newbury town centre and within the catchment area of the highly regarded John Rankin and St. Barts schools. The property has been totally modernised throughout and also extended to create spacious living accommodate whilst other benefits include gas central heating, uPVC double glazing. The ground floor comprises entrance hall, sitting room with French doors onto the garden, kitchen/breakfast room with fitted appliance, also with French doors onto the garden, utility room and cloakroom. Upstairs, there is a master bedroom with en-suite shower room, two double bedrooms (both of which have built-in wardrobes), a further bedroom and a family bathroom. Externally there is a private, low-maintenance rear garden with both a lawn and patio seating area with a southerly aspect; whilst to the front, there is off road parking via driveway and elevated views over Newbury. Gwyn Close is conveniently located just a short drive from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN

Services:

Mains services are connected.

EPC:

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

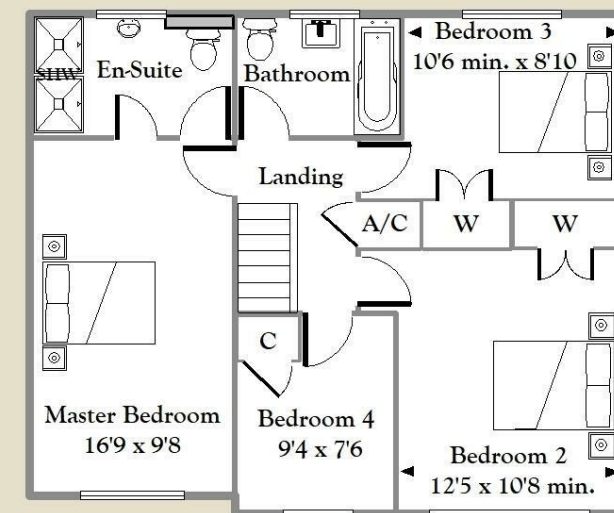
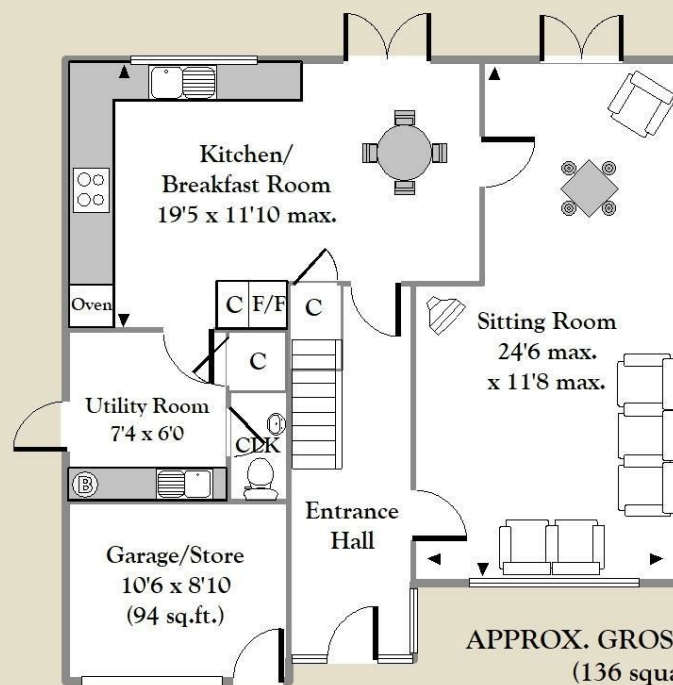
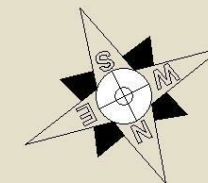
Directions

From Hillier & Wilson offices head south along Bartholomew Street and then take the third exit off the roundabout heading along the Andover Road. Keep going past the speed camera and take the left into Gwyn Close and the property can be found on the right hand side.





Gwyn Close, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1463 sq. ft.
(136 square meters) (Including Garage/Store)
Hillier & Wilson LTD - For identification only - Not to scale

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.

