

HILLIER & WILSON



Essex Street
Newbury

Essex Street Newbury Berkshire RG14 6QS

A four/five bedroom detached family house, built by Westbuild Homes in 2001 and located in a desirable area of South Newbury, within the highly-regarded St Bart’s School catchment. The property benefits from gas central heating, double glazing, driveway parking, double garage and a west-facing rear garden. The ground floor comprises entrance hall, cloakroom, sitting room with fireplace and sliding doors onto the garden, kitchen/breakfast room, utility area, study and dining room/bedroom five. Upstairs there is a spacious master bedroom with en-suite bathroom and built-in wardrobes, a guest bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Externally, the property is set back from the road and accessed via a gated driveway. There is block paved parking in front of the double garage at the front of the house, whilst to the side of the house is a private, enclosed garden. Essex Street is located close to the local amenities of Wash Common whilst Newbury town centre and mainline railway station are just a short drive away. NO ONWARD CHAIN

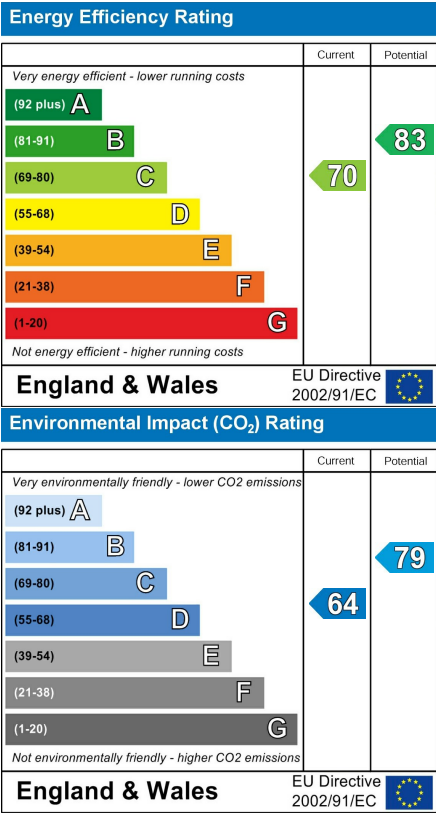
Services:
Mains services are connected.

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

Council Tax:
Band F

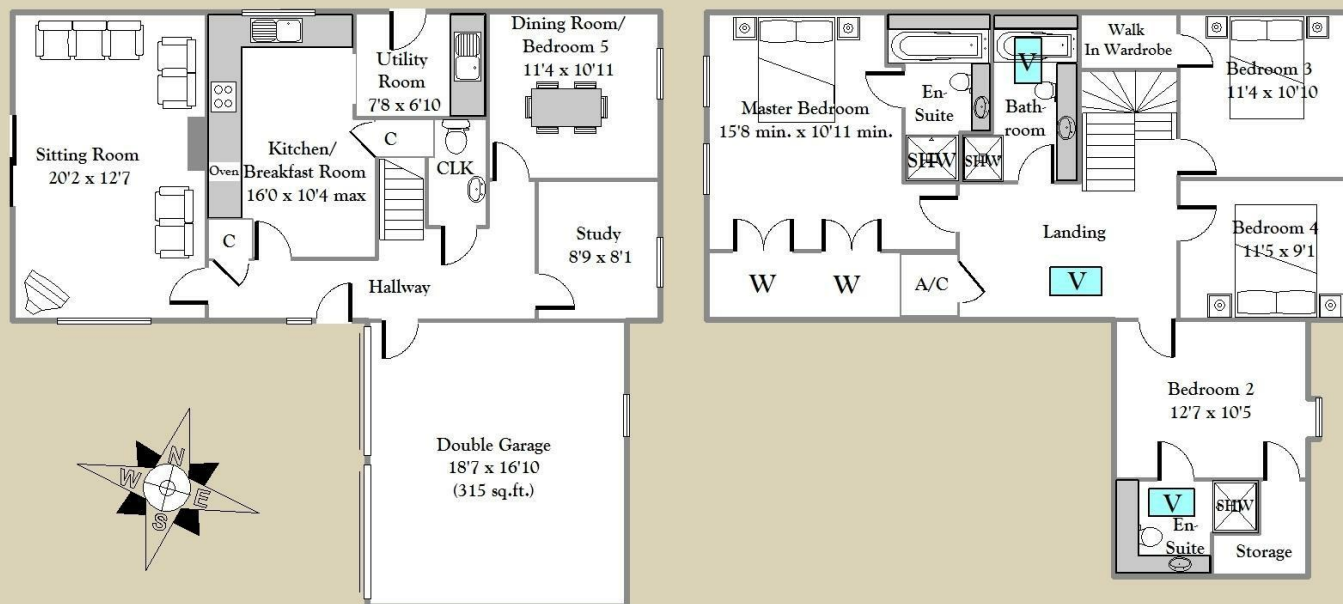
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the office of Hillier & Wilson continue along Bartholomew Street heading south. At the St. Johns roundabout take the third exit and proceed along the Andover Road to the two mini-roundabouts. Take the third exit into Essex Street, proceed along Essex Street and turn right directly after the Elizabeth Avenue turn, you will enter the driveway and the property can be found straight ahead.





Essex Street, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 2072 sq.ft.(Including Garage)
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.

