

# HILLIER & WILSON



Speen Lodge Court, Speen, Newbury, RG14 1QS

## Speen Lodge Court Newbury

A versatile four/five bedroom family home located on a cul-de-sac within the popular Speen Lane area of Newbury. The property offers potential for annex usage on the ground floor whilst other benefits include gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance hall, cloakroom, sitting/dining room, conservatory and kitchen which leads through to utility, en suite shower room and a double bedroom with access out onto the garden. Upstairs there are three double bedrooms and a family bathroom. A fourth, single, bedroom is currently used as a study. Externally there is an attractive, enclosed rear garden which is mainly laid to lawn with mature hedge borders, a patio and decked seating area and a vegetable patch. To the front of the property there is off road parking via driveway and a front lawn area. Speen Lodge Court is conveniently located not far from Newbury town centre, Parkway shopping development and Waitrose store. There are excellent road links nearby including the A4, A34 and M4 motorway whilst Newbury mainline railway station provides regular direct links to London Paddington taking less than an hour.





- FOUR/FIVE BEDROOM FAMILY HOME
  - VERSATILE LIVING ACCOMMODATION
- SOUGHT AFTER SPEEN AREA OF NEWBURY
  - ANNEX POTENTIAL ON THE GROUND FLOOR
- SHORT WALK TO NEWBURY TOWN CENTRE
- AMPLE OFF ROAD PARKING AND GARAGE

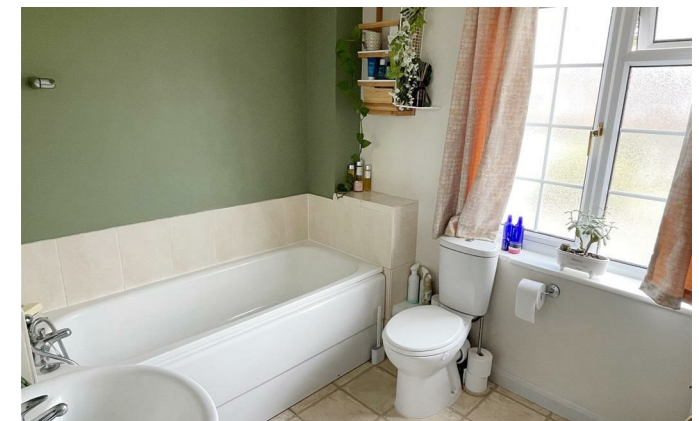
Services:

Mains services are connected

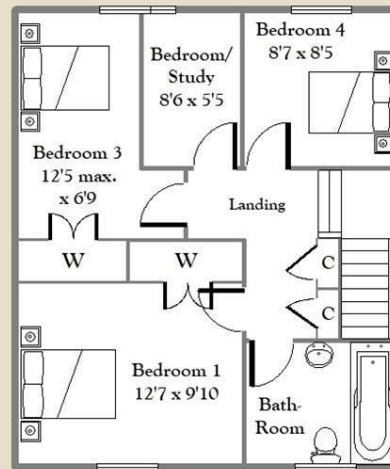
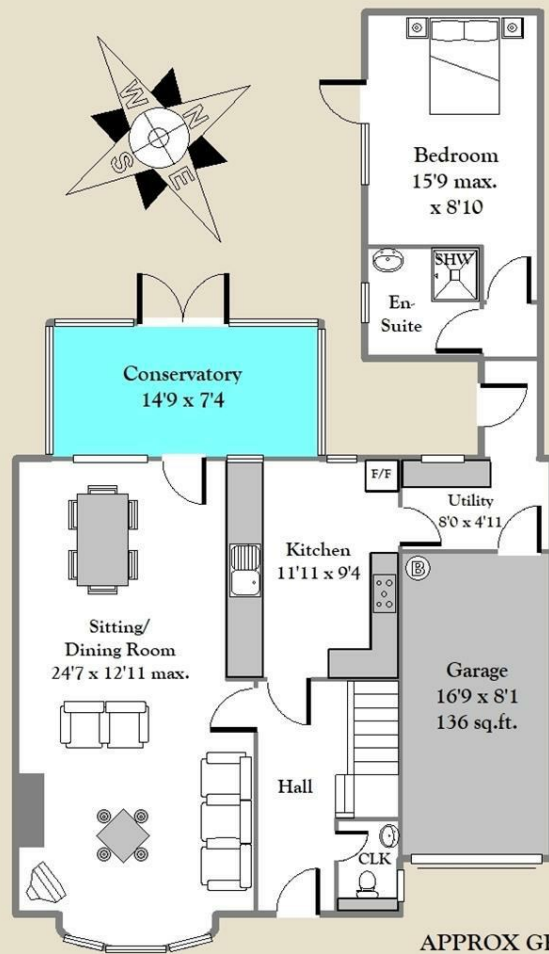
EPC: Rating D

Full results can be sent on request

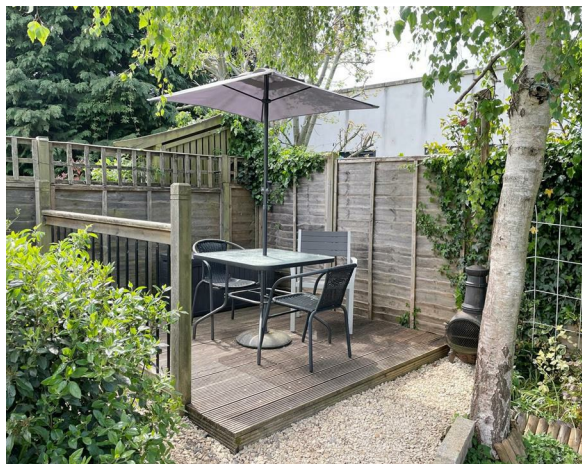
Council Tax: Band F



# Speen Lodge Court Speen Newbury



APPROX GROSS INTERNAL FLOOR AREA 1465 sq.ft. (136 sq.m)  
For identification only - Not to scale - Hillier & Wilson LTD



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.